



CITY OF SAMMAMISH
PLANNING COMMISSION, SPECIAL MEETING
October 27, 2016 6:00 – 8:30pm
SAMMAMISH CITY HALL 801 228th Ave. SE
AGENDA

	<u><i>Approx Start Time</i></u>
CALL TO ORDER	6:00pm
ROLL CALL	6:01pm
APPROVAL OF THE AGENDA	6:02pm
APPROVAL OF THE MINUTES: No minutes submitted for approval.	6:03pm
PUBLIC COMMENT – Non Agenda (3 minutes per person / 5 if representing an organization)	6:05pm
<u>NEW BUSINESS</u>	6:15pm
<u>Comprehensive Plan Amendments – 2017 Docket</u>	
➤ Work Session	
<u>OLD BUSINESS</u>	6:45pm
<u>Comprehensive Plan Amendments – Housing Element</u>	
➤ Public Hearing	
➤ Deliberation	
<u>OLD BUSINESS</u>	7:30pm
<u>Low Impact Development (LID) Code Amendments</u>	
➤ Public Hearing	
➤ Deliberation	
PUBLIC COMMENT – Agenda (7 minutes per person)	8:15pm
ADJOURN	8:30pm

Note: *This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.*

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Tammy Mueller at tmueller@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.



The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

Projects	PC Special Meeting	PC Meeting	PC Meeting	PC Meeting	PC Meeting
	10/27/2016	11/3/2016	11/17/2016	12/1/2016	12/15/2016
	6:00-8:30 pm	6:30-8:30 pm	6:30-8:30 pm	6:30-8:30 pm	6:30-8:30 pm
Topics as follows:					
Stormwater Updates					
KCSWDM Update					
LID Code Amendments	Public Hearing / Deliberation				
Comprehensive Plan Amendments - Housing Element	Public Hearing / Deliberation				
Comprehensive Plan Amendments - 2017 Docket	Work Session	Public Hearing / Deliberation			
Urban Forestry Management Plan			Work Session		
Town Center			Work Session		
Sign Regulations					
Staff in Attendance	Doug McIntyre David Goodman Cheryl Paston Tawni Dalziel	Doug McIntyre David Goodman	Jeff Thomas Kellye Hilde Doug McIntyre David Goodman Mike Sugg	TBD	TBD
Commissioner Absences	Shanna Collins				
					10/21/2016



Memorandum

Date: October 27, 2016

To: City of Sammamish Planning Commission

From: David Goodman, Management Analyst

Re: Comprehensive Plan Docket

Background

The Sammamish City Code, in accordance with the Growth Management Act, allows the City to consider certain types of amendments to the Comprehensive Plan on an annual basis. These amendments fall into two categories: text amendments, which address technical updates and do not require substantive changes to policy language, and site-specific land use map amendments, which seek to change the future land use map zoning designation of an individual's or group of individuals' property.

The City accepted applications for Comprehensive Plan docket proposals from mid-August through September 30. The City received four citizen amendment proposals and submitted four proposals of its own. These amendments are outlined below; further information about each proposal is included as Attachment A.

Summary of Submitted Amendments

Initiator	Type	Description
Debbie Treen	Future Land Use Map Amendment	Changing parcel 062406-9056 from R-1 to R-4
Department of Community Development	Future Land Use Map Amendment	Changing zoning of Mars Hill Property from R-1/6 to Community Business
Department of Community Development	Future Land Use Map Amendment	Changing zoning of Recreation Center property from R-12 and R-18 to Community Business
Jolie Imperatori on behalf of 5 property owners	Future Land Use Map Amendment	Change zoning of 7 tax lots in NE corner of Sammamish from R-1 to R-4
MacLean Family LLC	Future Land Use Map Amendment	Changing parcels 2224069064 (R-6) and 2224069065 (R-12) to Neighborhood Business
Department of Public Works	Text Amendment	Updates the City's concurrency project list, Traffic Impact Fee, and Comp Plan Transportation Chapter.
Department of Public Works	Text Amendment	Surfacewater level of service update to Capital Facilities Element
Mary Wictor	Text Amendment	Additions to Environment & Conservation Sensitive Area Overlay and Drainage Sub-basin maps, Salmonid Stream list, and added mention of Stormwater Comprehensive Plan

Process

The first step in the Comprehensive Plan amendment process is setting the “docket.” Through this process, the Planning Commission and City Council identify the proposals that the City has both the legal ability to undertake and the staff time to thoroughly and objectively analyze. The decision to approve a proposal’s place on the docket should not take into account the specific merit of the proposal.

In addition to the work session on the docket on October 27, the Planning Commission will hold a public hearing on the docket on November 3. Following the public hearing, the Commission will transmit a recommended docket to the City Council, which will hold a public hearing of its own on November 15. Once the docket is set, staff will add analysis of the approved proposals to their work plan for 2017, and the proposals on the docket will again be considered by the Planning Commission and City Council for approval.

Attachment

- A. Information sheets on proposed amendments



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Debbie Treen

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
0624069056	1.61 acres	R-1	R-1	R-4

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of her 1.6-acre site (parcel 0624069056), where there is currently one single-family residence, from Residential-1 (R-1) to R-4. The applicant's parcel, along with a parcel across East Lake Sammamish Parkway that is not part of this proposal, are R-1 parcels surrounded by R-4 parcels. The applicant states that no change in land use is anticipated; she cites land use patterns supporting complementary and compatible development in support of her proposal.

Description of Site Geographic and Environmental Context

The property is accessible from East Lake Sammamish Road, which forms its eastern edge, and slopes downward to East Lake Sammamish Place. The residence is on the northern portion of the property. The property is within a number of environmentally sensitive area overlays, including an erosion hazard area, landslide hazard area, and a no-disturbance zone. The southern half of the property is dominated by an approximately 45% slope over about 100 feet, qualifying it to be designated as a steep slope hazard area.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Debbie Treen Property

REVIEW

Map

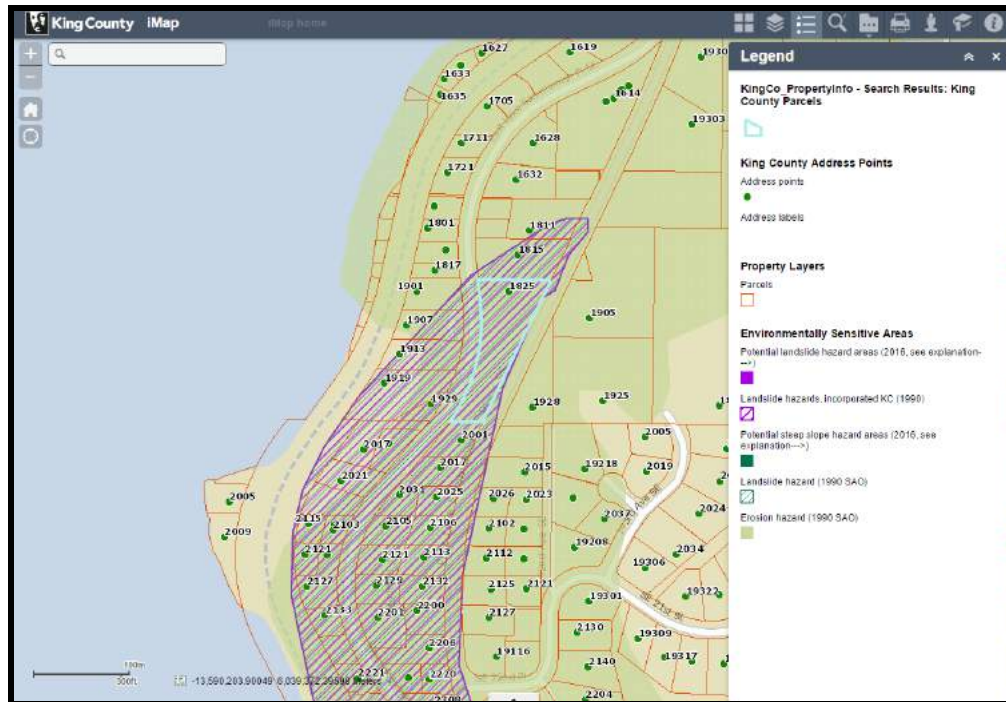


Figure 1: Treen property with environmentally sensitive area overlays

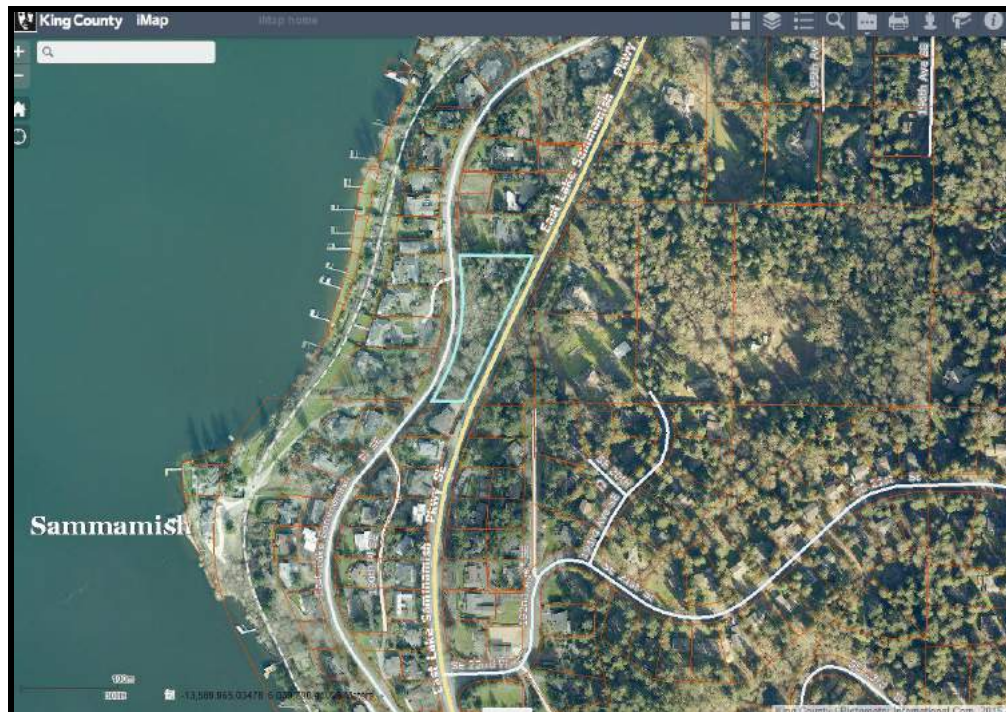


Figure 2: Aerial view of Treen property

Debbie Treen Property

REVIEW

Page 2 of 3



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Maclean Family LLC, c/o Gordon and Mickey Maclean

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2224069064	7.34 acres	R-6	R-6	Neighborhood Business
2224069065	0.29 acres	R-12	R-12	Neighborhood Business

Description of Proposed Amendment and Summary of Applicant Justification

The applicant is requesting a comprehensive plan amendment to change the future land use map associated with the properties listed above. The request would subsequently change the future land use designation associated with the properties from R-6 and R-12 respectively to Neighborhood Business (NB), thus changing the use from residential to commercial.

The property is adjacent to a well-traveled intersection and residential development at the intersection is not the best and most efficient use of the property. The access severely limits what can be developed and the applicant believes neighborhood commercial or a childcare facility would be a better fit. Residential development would be hindered by the right-in-right-out access patterns on Issaquah Pine Lake Road and Issaquah Fall City Road. Most of the large property is wetland and unusable. The applicant is considering allowing the City to use the smaller parcel as a formal sign/gateway to the City.

Description of Site Geographic and Environmental Context

The properties are located at the intersection of Issaquah Pine Lake Road and Issaquah Fall City Road. The larger parcel contains a destroyed single family residence and associated accessory structures. The property slopes to a lower elevation north of the residence. A large wetland system exists at the bottom of the slope, which will limit the size of potential future development to the area south of the slope. The smaller parcel contains multiple significant, landmark, and heritage trees and is zoned at a higher

Maclean Property

REVIEW

Page 1 of 3

residential density. The intersection of Issaquah Pine Lake Road and Issaquah Fall City Road is well traveled and access to the site is limited.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

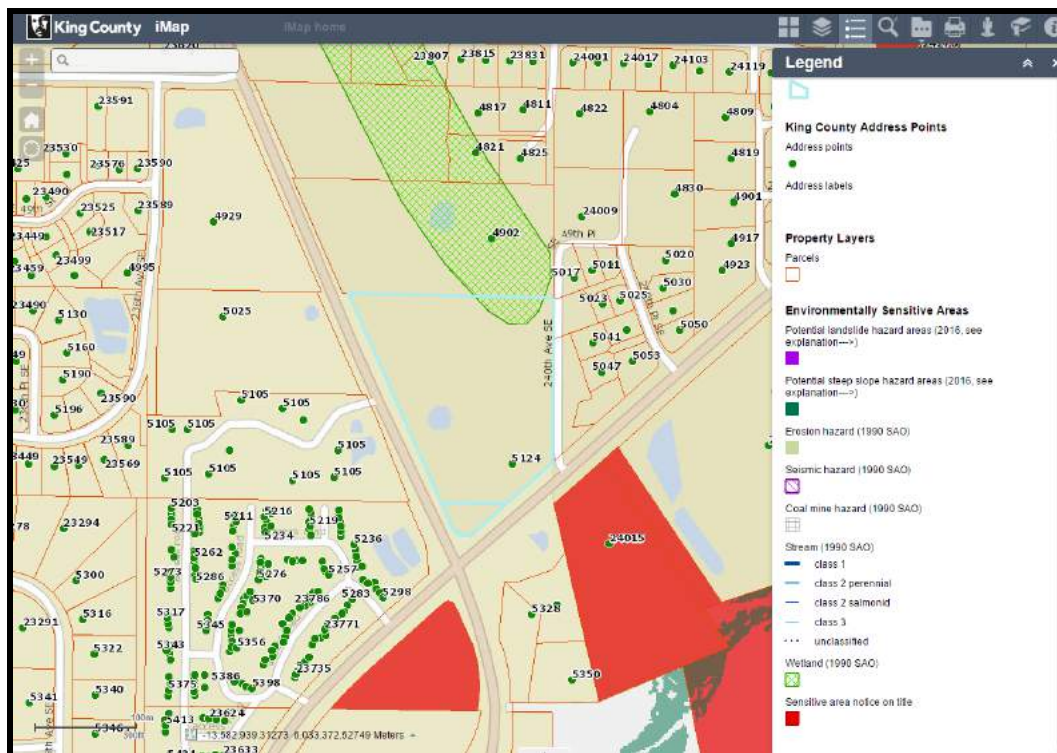


Figure 1: Maclean property with environmentally sensitive area overlays

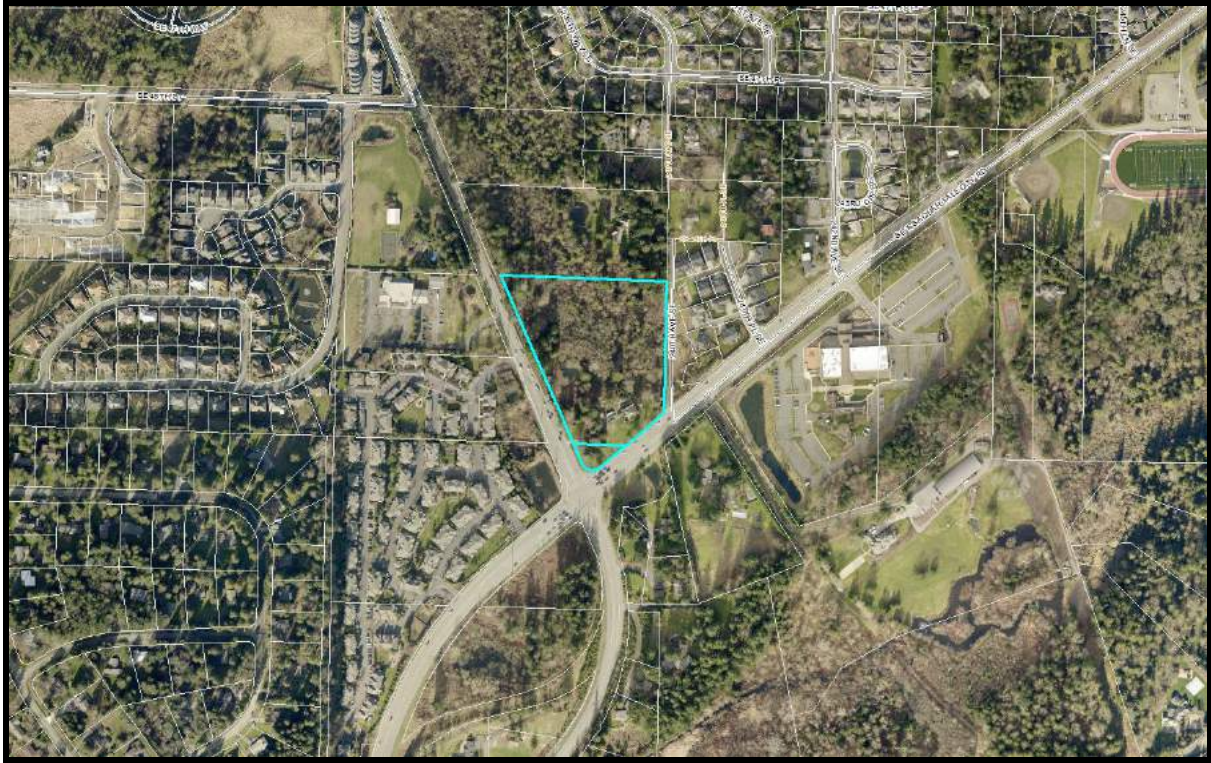


Figure 2: Aerial view of Maclean property



Figure 3: Existing zoning



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant:

Jolie Imperatori on behalf of 5 property owners

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2325069039	4.85 acres	R-1	R-1	R-4
2325069083	2.25 acres	R-1	R-1	R-4
2325069024	4.95 acres	R-1	R-1	R-4
2325069025	1.82 acres	R-1	R-1	R-4
2325069040	7.48 acres	R-1	R-1	R-4
2325069044	2.77 acres	R-1	R-1	R-4
2325069067	3.17 acres	R-1	R-1	R-4

Description of Proposed Amendment and Summary of Applicant Justification

The applicant is requesting a comprehensive plan amendment to change the future land use map associated with the properties listed above. The request would subsequently change the future land use designation associated with the properties from R-1 to R-4, thus increasing the density allowed for these properties.

The Applicant insists the change would improve traffic congestion, bring sanitary sewerage to the neighborhood, and the change would be consistent with the zoning throughout the area.

The Applicant claims that this approach is the “best plan for growth and to look ahead for opportunities so that growth in Sammamish is wisely planned not crisis management, for sewers, water, roads, parks, and schools etc.”

Description of Site Geographic and Environmental Context

The majority of the properties contain single family residential structures that are situated near 244th Avenue NE. The properties are mostly forested as they extend geographically towards the east. The properties slope to a

Imperatori Properties

REVIEW

lower elevation towards the northeast. The neighboring properties are zoned predominantly R-1, however there are R-4 properties to the southwest and a small cluster to the southeast. The zoning outside City limits is predominantly RA-5 with a few RA-2.5 parcels to the northeast.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

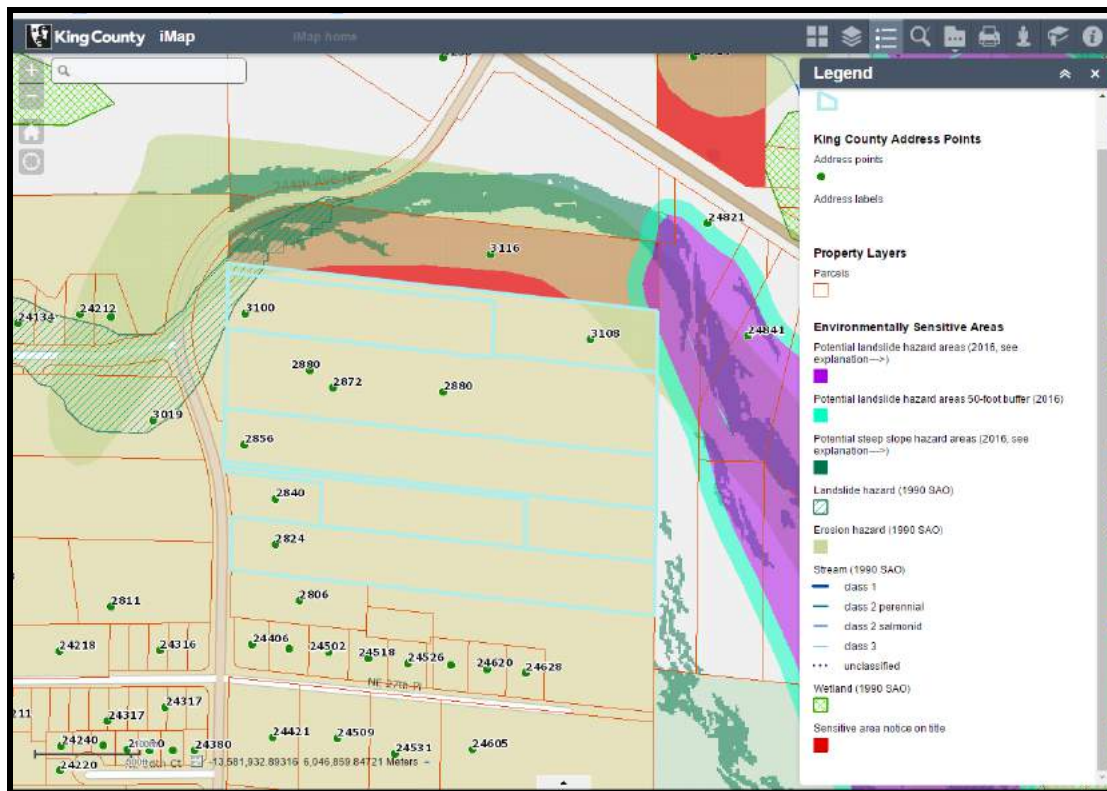


Figure 1: Imperiori properties with environmentally sensitive area overlay



Figure 2: Aerial view of properties

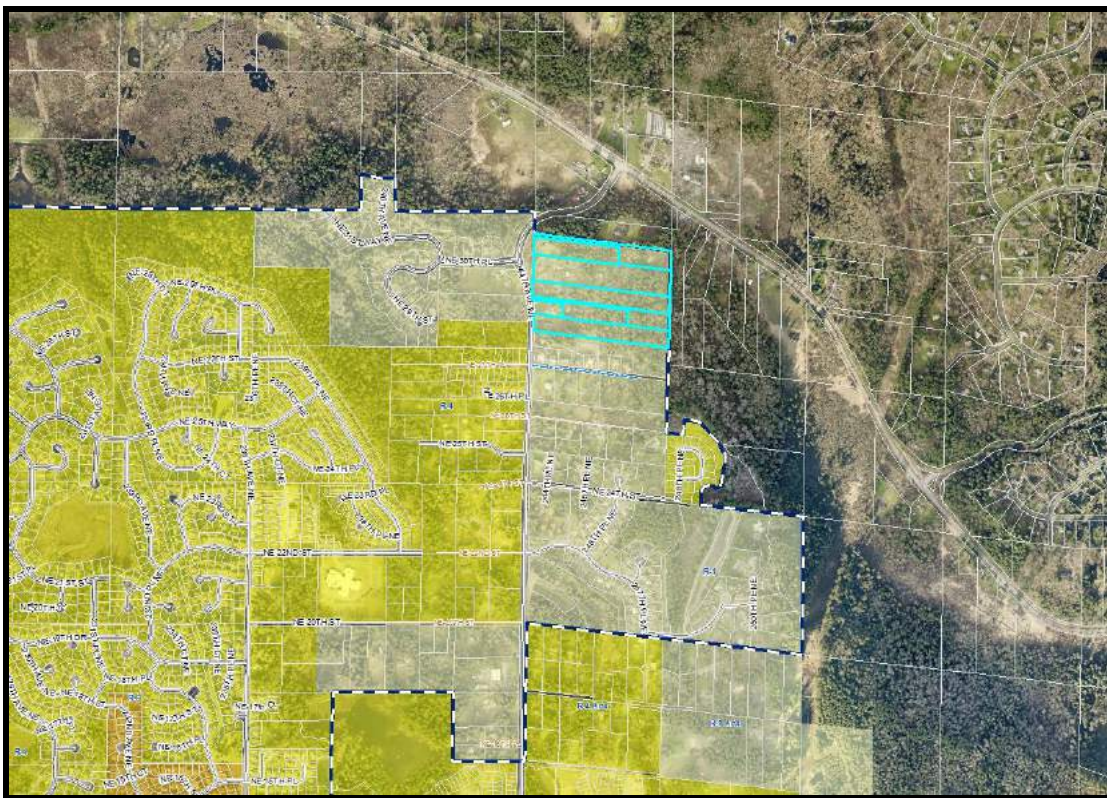


Figure 3: Existing zoning



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

City of Sammamish

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2825069033	2.05 acres	R-12	R-12	Community Business
3325069178	0.17 acres	R-18	R-18	Community Business

Description of Proposed Amendment and Summary of Applicant Justification

The City proposes changing the long-term zoning designation of the 2.2-acre site known as the Recreation Center, currently leased to and operated by the Boys & Girls Club, from Residential-12 (R-12; parcel 2825069033) and R-18 (parcel 3325069178) to Community Business (CB). Originally a King County Library building, the City acquired the property in the spring of 2009, and has leased the property to the Boys & Girls Club since a renovation in 2011. Changing the zoning to CB retains the ability of the City to allow use of the property as a recreation facility while also potentially allowing for a range of other retail developments to complement the Inglewood CB zone in which it sits.

Description of Site Geographic and Environmental Context

The site, made up of two parcels, sits at the northwest corner of the intersection of 228th Ave SE, one of Sammamish's Principal Arterial roads, and NE Inglewood Hill Road, a minor arterial. The 2.2-acre site currently hosts the Sammamish EX3 Teen & Recreation Center, a 10,466-square foot building formerly occupied by a branch of the King County Library, along with approximately 70 parking spaces. The property has a dedicated ingress and egress from both the south-bound side of 228th Ave SE and the west-bound side of NE Inglewood Hill Road. The other three areas of the intersection of 228th and NE Inglewood Hill Road are occupied by commercial properties; to the west and north of the property are multi-family residences. There are no environmentally critical areas on either parcel. These properties are within the Inglewood Community Center zone.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

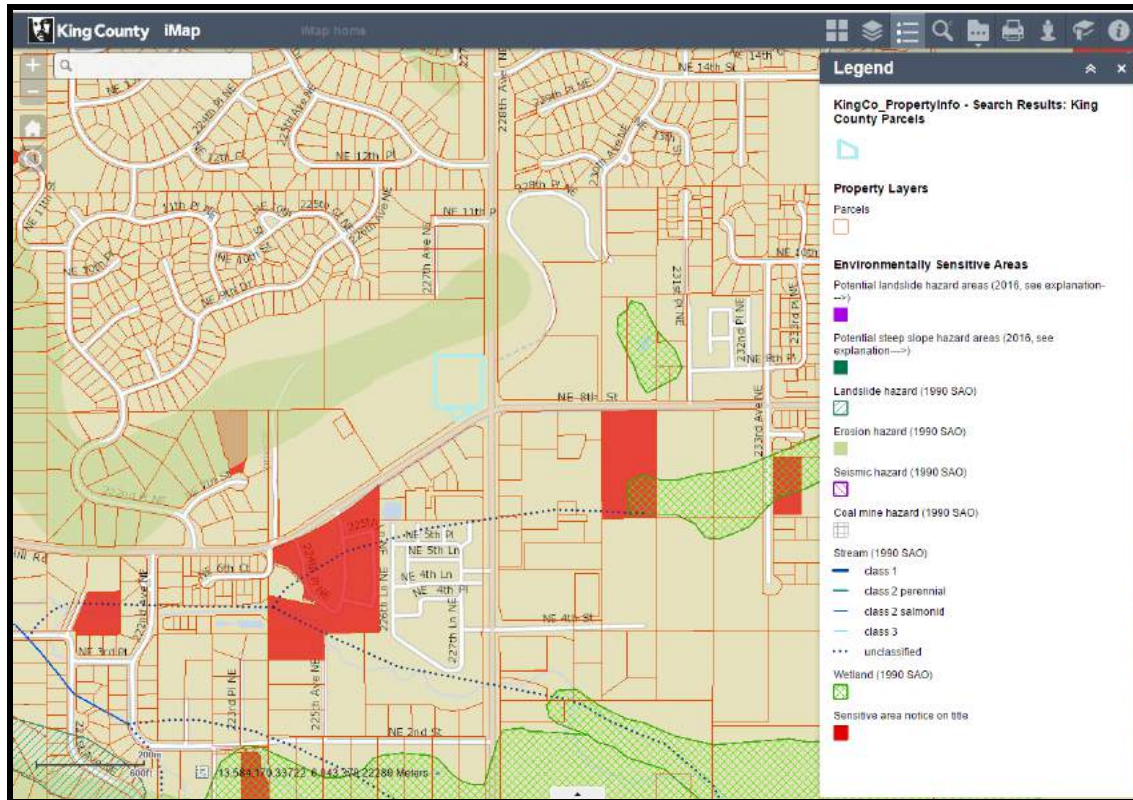


Figure 1: Recreation Center property with environmentally sensitive area overlays

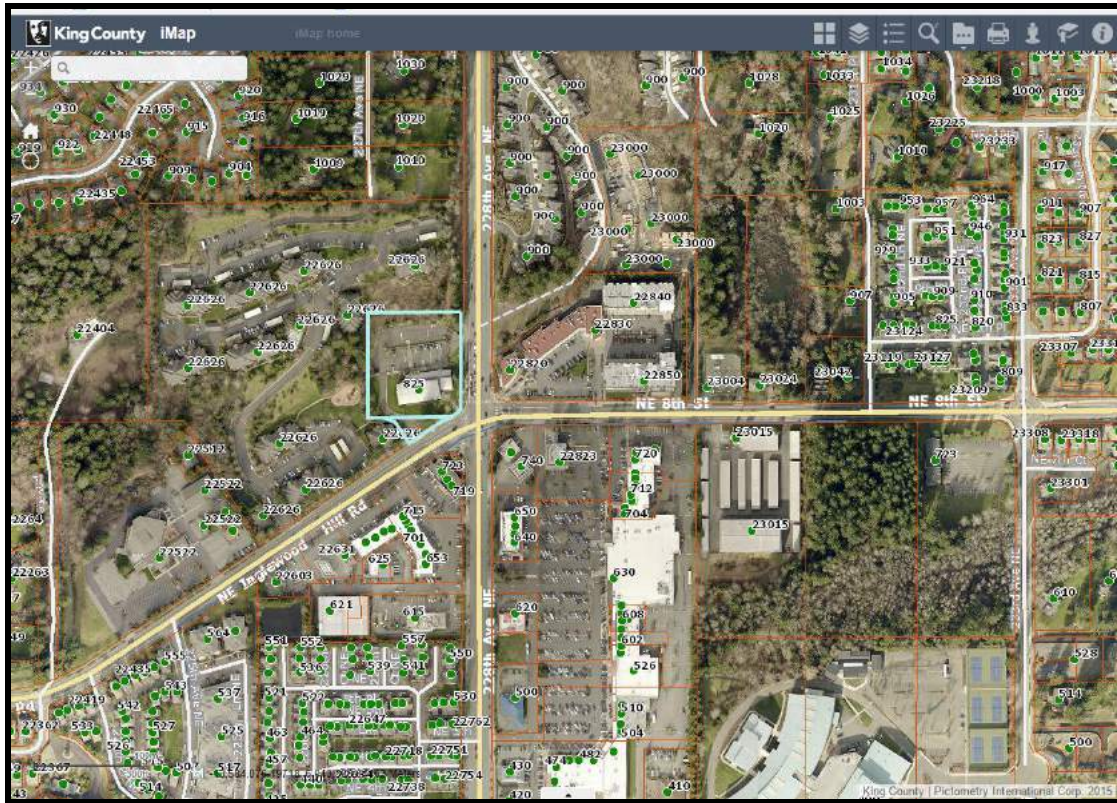


Figure 2: Aerial view of Recreation Center property



Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

City of Sammamish

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
3425069017	21.54 acres	R-1	R-1	Community Business

Description of Proposed Amendment and Summary of Applicant Justification

The City proposes changing the land use and zoning designations of the 21.5 acre former Mars Hill Property from Residential-1 (R-1) to Community Business (CB).

Changing the zoning to CB retains the ability of the City to allow for a range of other retail developments to complement the adjacent Inglewood CB zone and upcoming Town Center development. The presence of a 30,000-square foot building on the property makes it an unlikely site for residential development.

Description of Site Geographic and Environmental Context

The site is located in an urbanized area of the City on 228th Ave NE, which is a principal arterial and a major thoroughfare. The site is developed with an approximately 31,000 square foot building (built in 2008) and associated parking. The site is accessed from both E Main Street and 228th Ave NE.

Adjacent uses include a mix of undeveloped parcels, residential, and educational. A commercial shopping center and civic uses are within close proximity. Furthermore, the site is just outside of the City's Town Center boundary.

The site is generally flat and immediately adjacent to wetlands associated with the George Davis Creek.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

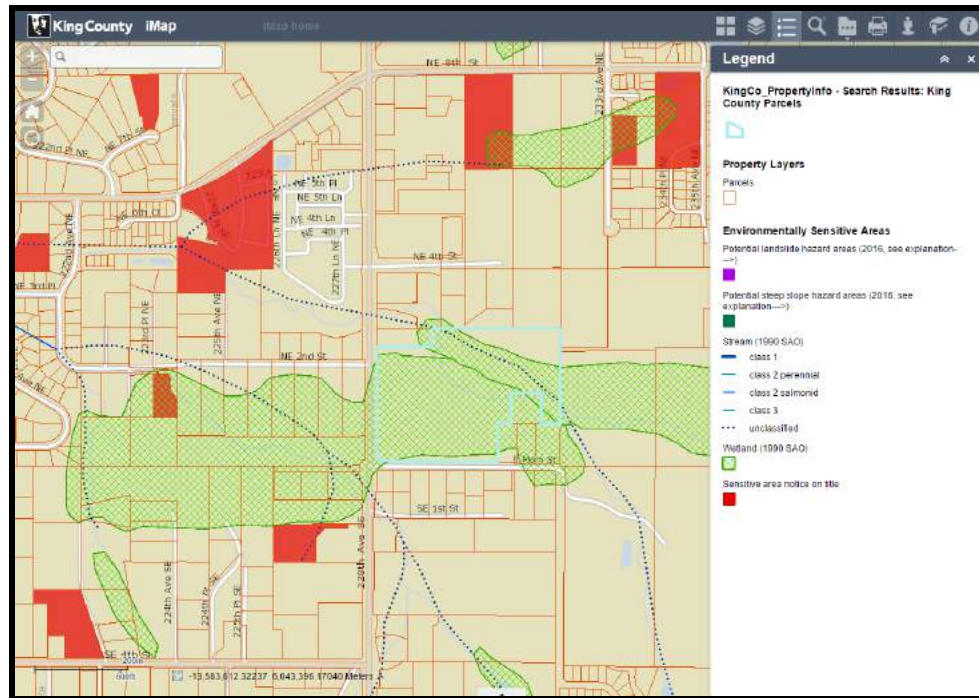


Figure 1: Mars Hill property with environmentally sensitive area overlays



Figure 2: Aerial view of Mars Hill property

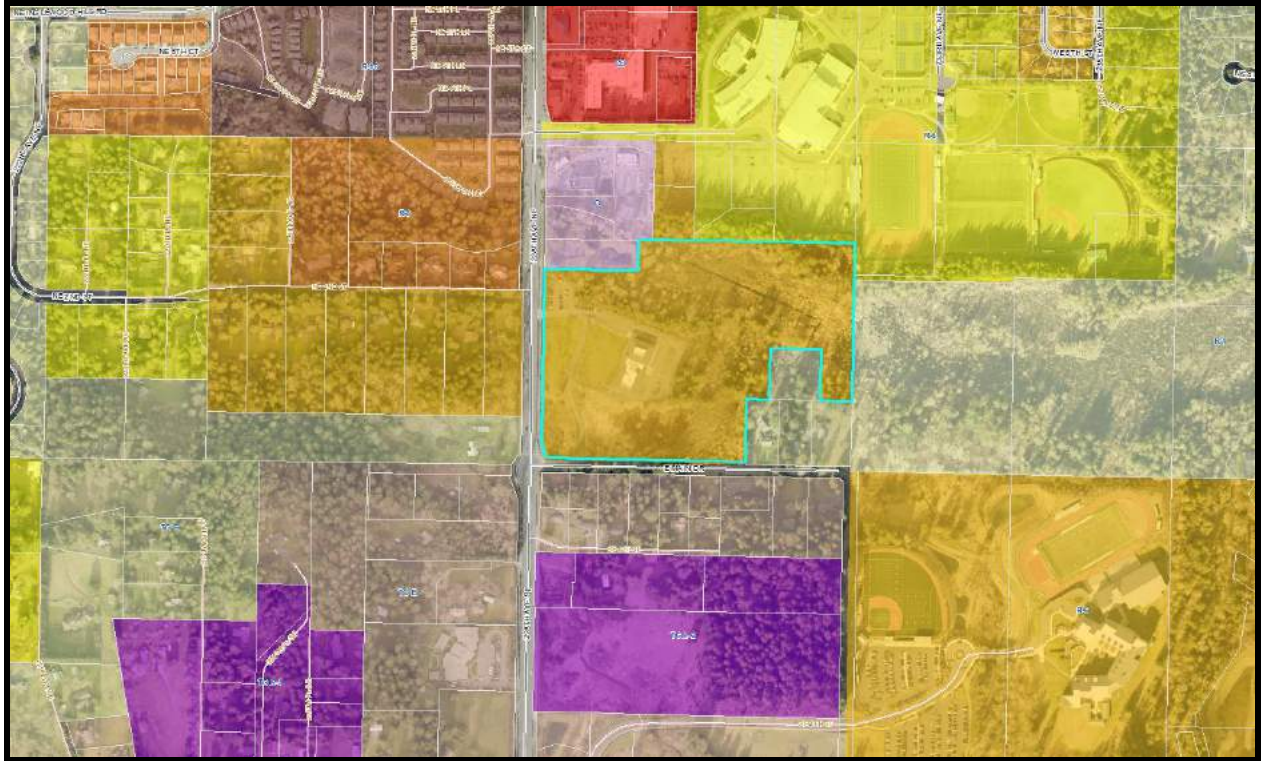


Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The Public Works group is currently revising its Storm and Surface Water Management Comprehensive Plan, Surface Water Design Manual, Public Works Standards and Low Impact Development codes. Adoption of these documents by the City Council is planned by the end of 2016. We are proposing edits to the 2015 Comprehensive Plan so that it is consistent with the revised documents and to ensure clarity and consistency throughout our official documents. The City has also created a draft 2017-2022 Surface Water CIP list which needs to be incorporated by reference into the Comp Plan. Staff would like to correct all of this information in preparation for Council adoption during the first half of 2017.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.



2017 COMPREHENSIVE PLAN DOCKET

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The PW group proposes to amend the Transportation Chapter of the City's 2015 Comprehensive Plan. The amendment will provide updates to the City's concurrency project list, update the City's Traffic Impact Fee and update the city's Comprehensive Plan Transportation Chapter. The update will include the recently annexed Klahanie Area and incorporate the results of an update to the city's traffic model incorporating the May 2016 traffic counts and the installation of the adaptive traffic signal (ITS) controls along the 228th Avenue corridor. This update will also include all of the new development that has been completed in the city between May 2012 and May 2016. In addition, staff has discovered some information in the 2015 Comprehensive Plan Transportation Chapter that needs to be updated or revised in order to provide consistency of the information throughout the entire Chapter. Staff would like to correct all of this information in preparation of Council adoption of a revised Comprehensive Plan Transportation Chapter during the first half of 2017.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.



2017 COMPREHENSIVE PLAN DOCKET

TEXT AMENDMENT PROPOSAL

Applicant

Mary Wictor

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes amending several sections of the Environment & Conversation background information section of the Comprehensive Plan. The proposed changes include the following:

- Amend the Special Overlays and Districts map on page EC.9 to include Landslide Hazard areas
- Amend the Drainage Subbasin Delineation map on page EC.10 to include the Zackuse and mid-Monohan subbasins
- Amend final paragraph on page EC.11 to include Zackuse Creek as a “stream of special significance”
- Amend second paragraph on page EC.13 to reflect newly adopted Stormwater Management Comprehensive Plan

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.



Memorandum

Date: October 27, 2016

To: City of Sammamish Planning Commission

From: Doug McIntyre, Senior Planner; David Goodman, Management Analyst

Re: Comprehensive Plan Housing Element Compliance

Background

In compliance with the Growth Management Act ("GMA") periodic update cycle (pursuant to RCW 36.70A.130), the City adopted Ordinance O2015-396 on October 13, 2015 updating the Comprehensive Plan. On December 15, 2015 the ordinance, as related to the Comprehensive Plan Housing Element, was challenged by a property owner. Following a hearing on the merits, the Growth Management Hearings Board ("GHMB") issued a Final Decision and Order ("Order") on June 13, 2016, that concluded the following:

- Sammamish Ordinance O2015-396 fails to make adequate provisions for existing and projected needs for all economic segments of the community, contrary to RW 36.70A.070(2) and RCW 36.70A.020(4); and
- The challenged Housing Element is inconsistent with the Countywide Planning Policies for King County (KCCPPs) because Ordinance O2015-396 failed to address the City's "share" of countywide housing needs, contrary to RCW 36.70A.100 and RCW 36.70A.210(1)

The GMHB remanded Ordinance O2015-396 to the City of Sammamish to take further actions to comply with the GMA. The City must comply with the Order by December 9, 2016.

Summary of Proposed Changes

To comply with the Order, the City contracted with 3 Square Blocks (the primary consultant for the 2015 Comprehensive Plan update) to develop revisions to the Housing Element that would bring the City into compliance with the Order. The consultant team, working with ARCH, delivered the following summarized recommendations on August 23, 2016:

1. Expand on the existing housing affordability standards discussion in the Housing Element to include a summary of the 2012 KCCPPs guidance regarding the role of cities in helping to meet the countywide need for affordable housing and an estimate of countywide affordable housing need proportionate to City of Sammamish growth targets.
2. Amend goals and policies to clarify and strengthen the City's commitment to meeting its responsibilities in helping to meet countywide affordable housing needs.

The consultant team's memo (Attachment A) provides analysis supporting these proposed changes to the Housing Element. The memo further outlines specific revisions to goal and policy language in the remanded Housing Element to bring the Element into compliance with the GMA and KCCPPs in accordance with the Order. In the majority of instances, the revised language is based on text from an earlier draft Housing Element recommended by the Planning Commission to the City Council during the 2015 Update process. Generally, the changes proposed for compliance with the Order focus on measures to ensure that the county-wide need is addressed, support regional coordination, and provide for monitoring.

Process

The proposed amendments to the Housing Element of the Comprehensive Plan were presented to the Planning Commission on October 20 during a work session, and will be presented again for a public hearing on October 27. At the October 27 meeting, staff will request a recommendation from the Planning Commission on the proposed changes to submit to City Council.

City Council will hold a discussion on the proposed changes to the Housing Element on November 8, hold a public hearing and a first reading of a proposed ordinance adopting its preferred changes on November 15, and perform a second reading and adopt an ordinance amending the text of the Comprehensive Plan on December 6. This process has been scheduled to ensure compliance with the GHMB's deadline of December 9.

Attachment

- A. Memorandum on Sammamish Comprehensive Plan Housing Element Review from 3 Square Blocks
- B. Housing Element Chapter with Strikethroughs and Underlines



Memorandum

Date: August 23, 2016
To: Jeff Thomas, Planning Director
From: Deborah Munkberg, 3 Square Blocks
Cc: Arthur Sullivan, ARCH
Joe Tovar, Tovar Planning
Re: Sammamish Comprehensive Plan Housing Element Review

I. INTRODUCTION

Following a challenge relating to the Sammamish Comprehensive Plan Housing Element, the Growth Management Hearings Board issued a Final Decision and Order¹ with the following conclusions:

- Sammamish Ordinance O2015-396 fails to make adequate provisions for existing and projected needs for all economic segments of the community, contrary to RW 36.70A.070(2) and RCW 36.70A.020(4).
- The challenged Housing Element is inconsistent with the Countywide Planning Policies for King County [KCCPPs] because Ordinance O2015-396 failed to address the City's "share" of countywide housing needs, contrary to RCW 36.70A.100 and RCW 36.70A.210(1).

Based on discussions with City staff and the consultant team, this memo describes potential additions and revisions to the Sammamish Comprehensive Plan to address these findings and specifically recommends the following:

1. Expand on the existing housing affordability standards discussion in the Housing Element to include a summary of the 2012 King County Countywide Planning Policies (CPP) guidance regarding the role of cities in helping to meet the countywide need for affordable housing and an estimate of countywide affordable housing need proportionate to City of Sammamish growth targets. See discussion in Section II of this memo.
2. Amend goals and policies, as described in Section III of this memo, to clarify and strengthen the City's commitment to meeting its responsibilities in helping to meet countywide affordable housing needs.

II. COUNTYWIDE AFFORDABLE HOUSING NEED

The adopted Housing Element background section consists primarily of the East King County Housing Analysis (Housing Analysis), prepared by ARCH and dated 1/27/2015. The Housing Analysis is comprised of four major sections: 1) discussion of regional and county-level planning policies for housing; 2) demographic and workforce analysis that help define demand for housing; 3) housing supply, including type and affordability; and 4) comparison of demand with existing and project housing supply.

¹ Washington Growth Management Hearings Board, Case No. 15-3-0017. Final Decision and Order. June 13.2016.

The discussion below builds from the Housing Analysis, providing a discussion of the policy context established by the GMA and King County CPPs and a quantitative estimate of the City's share of countywide housing needs in accordance with the CPPs.

Policy Context

Washington Growth Management Act

The GMA establishes that, among other requirements, a comprehensive plan housing element must make provisions for existing and projected needs of all economic segments of the community (RCW 36.70A.070(2)). The GMA also requires that comprehensive plans are consistent with policy guidance established through the countywide planning policies (RCW 36.70A.100 and RCW 35.70A.201(1)).

King County Countywide Planning Policies

The CPPs require each city to adopt policies, strategies, actions, and regulations that promote housing affordability and specifically to address the countywide need for housing affordable to very low-, low-, and moderate-income households.

The CPPs acknowledge that a city cannot guarantee that a given number of units at each affordability level. At the same time, the CPPs recognize that an understanding of countywide need helps to clarify the scope of effort for each jurisdiction.² Accordingly, Policy H-1 defines the county-wide need for housing by income is defined as follows:

- 50–80% of AMI³ (moderate) 16% of total housing supply
- 30–50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very low) 12% of total housing supply

Using this information, cities are encouraged to employ a range of housing tools to ensure the countywide need is addressed. The CPPs recognize that local jurisdictions should tailor their housing policies to address this need based on local circumstances and conditions.⁴

The type of policies and strategies that are appropriate for a jurisdiction to consider will vary and will be based on its analysis of housing. Some jurisdictions where the overall supply of affordable housing is significantly less than their proportional share of the countywide need may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Other jurisdictions that currently have housing stock that is already generally affordable may focus their efforts on preserving existing affordable housing through efforts such as maintenance and repair, and ensuring long-term affordability. It may also be appropriate to focus efforts on the needs of specific demographic segments of the population.⁵

With respect to affordable housing, cities are encouraged to employ a range of housing tools to ensure that the countywide need is addressed and to respond to local conditions. CPP policies identify the following strategies:

- Provide zoning capacity for a range of housing types and densities sufficient to accommodate the city's overall housing target (H-4)

² King County Countywide Planning Policies, p. 31. 2012.

³ King County Area Median Income

⁴ King County Countywide Planning Policies, H-8, p. 33. 2012.

⁵ King County Countywide Planning Policies, p. 31. 2012.

- Adopt policies, strategies, actions and regulations that promote housing supply, affordability and diversity (H-5)
- Preserve existing affordable housing units and encourage maintenance of existing housing stock (H-6, H-11)
- Identify barriers to affordability and implement strategies to overcome them (H-7)
- Tailor housing policies to local needs, conditions and opportunities (H-8)
- Plan for housing affordability accessible to major employment centers and affordable to the workforce in them (H-9)
- Plan for housing affordability in coordination with plans for transit, bicycle and pedestrian facilities (h-10)

Cities are also expected to work collaboratively to meet the regional affordable housing need. Policy H-14 states “Work cooperatively among jurisdictions to provide mutual support in meeting countywide housing growth targets and affordable housing needs.”

Finally, the CPPS emphasize the need to monitor and measure results, stating that cities should “Monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the countywide need for affordable housing for very-low, low, and moderate income households (H-17).”

Measuring Countywide Affordable Housing Need

As set forth in CPP Policy H-1, the City of Sammamish proportionate share of the countywide affordable housing need is described below. Table 1 summarizes King County household income levels corresponding to 80, 50, and 30 percent of the 2016 HUD estimate of King County median household income for a family of four.

Table 1 King County household (family of 4) income categories

	Median Household Income	80% of Median Household Income (Moderate Income)	50% of Median Household Income (Low Income)	30% of Median Household Income (Very Low Income)
King County	\$90,300	\$72,250	\$45,150	\$27,090

Source: U.S Housing and Urban Development, 2016.

Based on the City’s housing target of 4,640 units, Table 2 shows the amount of housing affordable needed at each income level to meet a proportionate share of countywide affordable housing demand.

Table 2 City of Sammamish proportionate share of county-wide affordable housing

Annual Household Income	2035 growth target	Countywide need based on income levels	Proportionate share of housing units
Moderate income	4,640 units ⁶	16%	557
Low income		12%	557
Very low income		12%	742

Source: 3 Square Blocks, 2016.

Table 2 reflects only needs based on projected growth in the city. It should also be noted that the affordability of existing housing is significantly less than the countywide needs. Specifically, around 2%

⁶ Revise growth target based on updated estimate?

of the City’s existing housing stock is affordable at up to 50 percent of median income, with a very limited amount affordable at 30 percent of median income, and about 5 percent affordable between 50 percent and 80 percent of median income. This is a much lower proportion than many other cities in East King County. Thus, this approach represents a conservative definition of overall affordability needs. This is relevant in light of guidance provided in the CPPs regarding potential local strategies: *“Some jurisdictions where the overall supply of affordable housing is significantly less than their proportional share of the countywide need may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing.”*

A significant contributing factor to the lack of affordable housing in Sammamish is the low proportion of rental housing. As described in the Comprehensive Plan Housing Analysis, Sammamish has a high home ownership rate of nearly 90% and 2010 average home sales prices that were more than 55% higher than the countywide average. Housing options for very low, low and moderate income households seeking to live in Sammamish are very limited. Households may pay more than 30 percent of their income for housing, look for shared housing opportunities, or look for housing outside the area.

The City and County recognize the importance of providing more affordable housing options in Sammamish. The goals and policies listed in Section II, below, identify the policies, strategies and actions identified by the City to fulfill its role in helping to meet the countywide need for affordable housing in King County.

III. GOALS AND POLICIES

City of Sammamish Comprehensive Plan Housing Element goals and policies identify the City’s policy steps to make provisions for housing affordable to all economic segments of the community. For comprehensive planning purposes, community is broadly defined to encompass the larger countywide region surrounding a jurisdiction and both existing and future residents who may seek to live in the community over the next 20 years. Excerpted goals and policies listed below in Table 3 focus on measures to (1) ensure that the countywide need is addressed, (2) support regional coordination and (3) provide for monitoring.

The table contains relevant policies from the adopted Comprehensive Plan and, where applicable, recommended revisions and policy additions. Unless otherwise noted, the recommended revisions and additions are based on text from an earlier draft Housing Element recommended by the Planning Commission to the City Council.

Table 3. Affordable Housing Goals and Policies

Comprehensive Plan Goals and Policies	Recommended Revisions
ADDRESSING THE NEED FOR AFFORDABLE HOUSING	
Goal H.2 <i>Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.</i>	
Policy H.2.1 <i>Explore feasible options to accommodate the city’s housing growth targets.</i>	Explore feasible options <u>Maintain an adequate supply of appropriately zoned land to accommodate the city’s housing growth targets.</u> Rationale: Establishes a stronger commitment to providing capacity for housing growth targets. ⁷

⁷ Include graphic showing residential capacity as compared to housing growth targets.

Comprehensive Plan Goals and Policies

Recommended Revisions

Policy H.2.2

Support a variety of residential densities and housing types to meet the needs and preferences of all Sammamish residents.

Policy H.2.3

Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.

Policy H.2.5

Support smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses) where appropriate, with sensitivity to the quality, design, intensity and character of surrounding land uses.

~~Support~~ Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses) ~~where appropriate, with sensitivity to the quality, design, intensity and character of surrounding land uses.~~

Rationale: Provides a stronger commitment to housing diversity. In addition, Goal H.1 and policy H.1.1. already address the deleted language.

Policy H.2.6

Support the development of accessory dwelling units (ADUs) in a context-sensitive manner, with specific attention to tree preservation.

Policy H.2.6

~~Support~~ Promote the development of accessory dwelling units (ADUs) ~~in a context-sensitive manner, with specific attention to tree preservation.~~

Rationale: Provides a stronger commitment to housing diversity. In addition, Goal H.1 and policies H.1.1. and LU 6.2 already address the deleted language.

Policy H.2.8

Adopt regulations and procedures consistent with the goal of minimizing unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety, protection of the environment and other explicitly stated city policies consistent with other Comprehensive Plan direction.

~~Adopt regulations and procedures consistent with the goal of minimizing unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety, protection of the environment and other explicitly stated city policies consistent with other Comprehensive Plan direction.~~

Avoid creating regulations and procedures that discourage the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing.

Rationale: Provides a stronger commitment to reducing barriers to affordable housing. In addition, deleted language is addressed in multiple other Comprehensive Plan policies.

Goal H.3

Provide for a range of housing opportunities to address the needs and preferences of all economic

The phrase "and preferences" was added to this policy by the City Council. As stated, this phrase is ambiguous and should be clarified or deleted.

Comprehensive Plan Goals and Policies

Recommended Revisions

segments of the community.

No comparable policy; recommend addition of policy text as recommended by Planning Commission

Develop and implement⁸ plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Rationale: Provides explicit commitment to plans and strategies for a proportionate share of countywide need for affordable housing

H.3.1

Encourage modifications to existing housing in order to preserve or increase affordable housing opportunities.

~~Encourage modifications to~~ Promote the preservation of existing housing in order to preserve or increase affordable housing opportunities which may provide for affordable forms of rental and ownership housing.⁹

Rationale: Emphasizes preservation rather than modification and clarifies intent.

H.3.2

Consider incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.

Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.

Rationale: Establishes stronger policy language, consistent with existing regulations for the Town Center.

Policy H.3.3

Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two person households.

H.3.4

Consider offering financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.

Policy H.3.5

Support efforts to provide on a region-wide basis social services and housing affordable to households at less than 30% of area median income (very low-income), including collaboration with other jurisdictions and funders.

~~Support efforts to provide on a region-wide basis social services and housing affordable to households at less than 30% of area median income (very low-income), including collaboration with other jurisdictions and funders.~~

Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable

⁸ The phrase “and implement” is a proposed addition to the Planning Commission recommended policy.

⁹ Language is based on prior Comprehensive Plan HP-18.

Comprehensive Plan Goals and Policies

Recommended Revisions

Policy H.3.6

Support affordable rental and ownership housing that is context-sensitive throughout the city especially in areas with good access to transit, employment, education and shopping.

for very low-, low- and moderate-income households.

Address the need for housing affordable to households at less than 30% AMI (very low-income), and given the unique challenges of serving this need, local efforts will require collaboration with other jurisdictions and funders.

Rationale: Clarifies policy intent on two different points. The first is to support efforts by non-profits to create affordable housing and the second is to acknowledge the challenges and need for collaboration in order to serve very low-income households.

Support affordable rental and ownership housing ~~that is context-sensitive~~ throughout the city especially in areas with good access to transit, employment, education and shopping.

Rationale: Clearer statement of policy intent. Goal H.1 and policy H.1.1. already address the deleted language.

Policy H.3.7

Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Policy H.3.8

Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for to affordable housing along with other alternative public benefit uses.

Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, give priority for its use to affordable housing ~~along with other alternative public benefit uses~~ with a preference for housing for low-income and very-low income households.

Rationale: Stronger commitment, specifically addresses low- and very-low income household needs

Goal 4

No comparable policy; recommend addition of policy text as recommended by Planning Commission

Support public and private housing and services for people who are homeless.

Rationale: Explicitly address the needs of the homeless

WORKING IN COLLABORATION TO MEET REGIONAL HOUSING NEEDS

Goal H.5

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

Policy H.5.1

Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Comprehensive Plan Goals and Policies

Recommended Revisions

Policy H.5.2

Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations, to develop a coordinated, regional approach to homelessness.

MONITORING PROGRESS

Goal H.6

Implement Housing Element goals in a manner that is efficient and transparent.

Implement Housing Element goals in a manner that is effective, efficient and transparent.¹⁰

Rationale: Strengthens emphasis of goal on implementation.

No comparable policy; recommend addition of policy text as recommended by Planning Commission

Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.¹¹

Rationale: Commitment to strategies and actions for affordable housing.

Policy H.6.2

Monitor regional housing supply and type with an eye toward affordability and availability for all income levels, age categories, seniors and special needs populations.

Monitor housing supply, type ~~with an eye toward~~ and affordability and availability for all income levels, age categories, seniors and special needs populations, including measureable¹² progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.

Rationale: Commitment to progress toward meeting share of countywide need for affordable housing

Policy H.6.4

As needed, reassess and adjust policies and strategies to meet local housing needs.

~~As needed,~~ On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.

Rationale: Stronger commitment to assessment and adjustment of policies and strategies

¹⁰ "Effective" is a proposed addition to the Planning Commission recommended language.

¹¹ The terms "benchmarks" and "and milestones" are proposed additions to the Planning Commission recommended policy.

¹² "Measurable" is a proposed addition to the Planning Commission recommended policy.

An abstract painting featuring bold, geometric shapes in a palette of yellow, blue, green, and red. The brushstrokes are thick and expressive, creating a sense of depth and texture. The composition is divided into several large, irregular blocks of color, some of which are outlined in a darker blue or green. The overall effect is one of dynamic energy and visual complexity.

HOUSING

home in the pines —
my neighbor waves
across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Housing Goals

Goal H.1 Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.

Goal H.2 Housing Supply and Variety

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

Goal H.3 Housing Affordability

Provide for a range of housing opportunities to address the needs ~~and preferences~~ of all economic segments of the community.

Goal H.4 Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.

Goal H.5 Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

Goal H.6 Monitoring

Implement Housing Element goals in a manner that is effective, efficient and transparent.

home in the pines —

my neighbor waves
across the fence

HOUSING

Introduction

The Housing Element addresses the preservation, improvement, and development of housing, identifies land to accommodate different housing types, and makes provisions for the existing and projected housing needs of all economic segments of the community. Sammamish's housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

The Housing Element is supported by a housing needs analysis, which quantifies existing and projected housing needs and identifies the number of housing units necessary to accommodate projected growth. This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that shape the zoning and development standards in place today and planned for the future. This is an element in which multiple interests need to be balanced, including community character, demographic characteristics, affordability, and others. This analysis is contained in the Housing Element Background Information. Specifically, the



Lancaster Ridge



Multifamily housing

Housing Element Background Information contains the *East King County Housing Needs Analysis*, beginning on page H.3, prepared by ARCH (A Regional Coalition for Housing), in collaboration with the participating cities. The Housing Needs Analysis, dated January 27, 2015, includes a review of demographics, household characteristics, housing supply and summary findings for both the East King County area and the City of Sammamish. The Housing Element Background Information also includes the February 2, 2006 Planning Commission Recommended Draft City of Sammamish Housing Strategy Plan, which identifies recommended actions to implement the Housing Element of the 2003 Comprehensive Plan.

To accomplish aims of this Element, the City will develop a shorter range Strategy Plan that lists potential strategies to implement various goals and policies and their relative priority for consideration. In addition, the results of activities undertaken through the Strategy Plan will facilitate performance monitoring, evaluation, and future planning updates.

Goals and policies that support housing sustainability and healthy communities address energy efficiency.

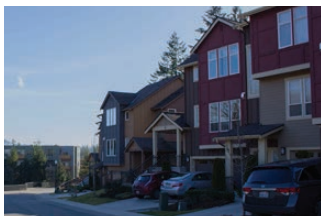


Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

Goals and Policies



Single family homes



Townhomes

Goal H.1 Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.

Policy H.1.1 *Ensure new development and redevelopment is sensitive to the context of existing and planned neighborhood character.*

- Policy H.1.2 Support investment in existing neighborhoods and housing in order to preserve the character and condition of neighborhoods and housing.*
- Policy H.1.3 Support the preservation of the city's historically significant housing.*
- Policy H.1.4 Provide notification and foster public awareness and participation in decisions affecting neighborhoods.*

Goal H.2 Housing Supply and Variety

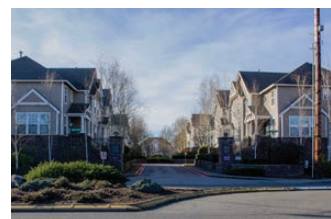
Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

- Policy H.2.1 ~~Explore feasible options~~ Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets.*
- Policy H.2.2 Support a variety of residential densities and housing types to meet the needs and preferences of all Sammamish residents.*
- Policy H.2.3 Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.*
- Policy H.2.4 Support residential and mixed use development in Town Center and other commercial areas where combining such uses would promote the vitality and economic viability of the area.*
- Policy H.2.5 ~~Support~~ Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses) ~~where appropriate, with sensitivity to the quality, design, intensity and character of surrounding land uses.~~*
- Policy H.2.6 ~~Support~~ Promote the development of accessory dwelling units (ADUs) ~~in a context sensitive manner, with specific attention to tree preservation.~~*
- Policy H.2.7 Permit manufactured homes in residential zones in accordance with the provisions of state and federal law.*

Based on the assumptions described in the Land Use Element, the City has development capacity to meet the adopted 2035 targets of 4,640 houses and 2,088 jobs.



Multifamily housing



Neighborhood within easy walking distance of Eastlake High School, local transit and Sammamish Highlands

Urban infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term “urban infill” itself implies that existing land is mostly built-out and what is being built is in effect “filling in” the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

Fair Housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the “protected classes” under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher). Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Sammamish’s fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

Location-efficient Housing refers to homes that have easy or inexpensive access to workplaces, schools, shopping, and other necessary destinations. Housing locations are efficient to the most people when the ways to these destinations are easily walkable, don’t require the resident to own an automobile, and can be reached in 20 minutes or less.



New housing
development under
construction

Policy H.2.8 ~~Adopt regulations and procedures consistent with the goal of minimizing unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety, protection of the environment and other explicitly stated city policies consistent with other Comprehensive Plan direction. Avoid creating regulations and procedures that discourage the housing industry’s ability to respond to market needs or unnecessarily increase the costs of developing housing.~~



Policy H.2.9 Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.

Policy H.2.10 Promote minimum densities in commercial zones that allow housing to achieve mixed-use development.

Policy H.2.11 Ensure fair and legal housing practices throughout the city.



Policy H.2.12 Promote location-efficient and energy-efficient housing choices through incentives and other means.

Goal H.3 Housing Affordability

Provide for a range of housing opportunities to address the needs ~~and preferences~~ of all economic segments of the community.

Policy H.3.1 Develop and implement plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Policy H.3.2 ~~Encourage modifications to~~ Promote the preservation of existing housing in order to preserve or increase affordable housing opportunities which may provide for affordable forms of rental and ownership housing.

Policy H.3.3 Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.

Policy H.3.4 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two person households.

Policy H.3.5 Consider offering financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.

Policy H.3.6 ~~Support efforts to provide on a region-wide basis social services and housing affordable to households at less than 30% of area median income (very low income), including collaboration with other jurisdictions and funders.~~ Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable for very low-, low- and moderate-income households.

Given the unique challenges of providing housing affordable to households at less than 30% AMI (very low-income), local efforts will require collaboration with other jurisdictions and funders.



Multifamily housing



Single family homes



Multifamily housing



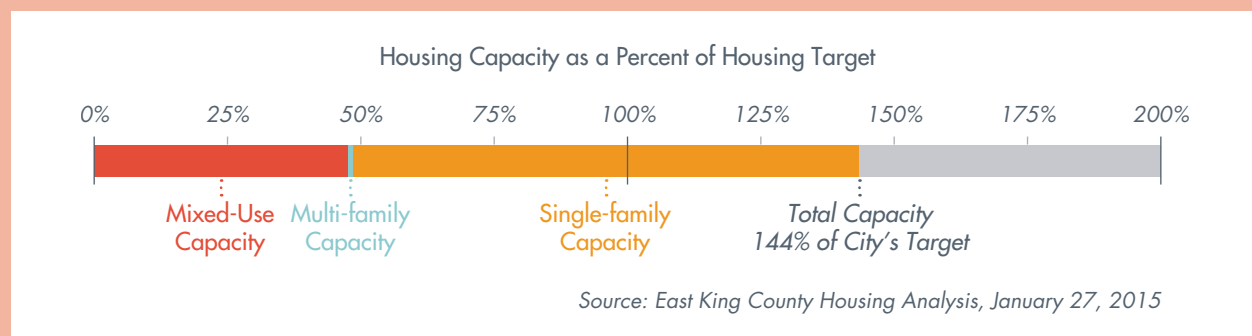
Low-density development

Area Median Income (AMI)

Housing Affordability

Growth Management Act Context

Comprehensive Plan Requirements. The Growth Management Act requires that comprehensive plan housing elements contain an inventory and analysis of projected housing needs to manage projected growth, provide a statement of goals and policies for the preservation, improvement and development of housing, identify sufficient land for housing, and make adequate provisions for existing and projected needs of all economic segments of the community.



As shown in the bar chart above, the City of Sammamish has demonstrated sufficient land for housing, with a housing capacity of 144% of the City's housing target. Given the cost of single family housing, and because mixed use and multifamily housing types are typically more affordable than single-family, detached housing, the City recognizes the importance of having sufficient zoned capacity for multi-family and Town Center mixed use residential development in order to meet affordability needs. As shown above, approximately 50 percent of the City's capacity was in either multi-family or mixed use residentially zoned land. This is an important element in the City's overall approach to providing for affordable housing in Sammamish.

Countywide Planning Requirements. The King County Countywide Planning Policies (CPPs), in addition to reaffirming the GMA housing goals, require all cities to share the responsibility for achieving the goal of an equitable distribution of affordable housing in King County. Through the CPPs, cities in King County have agreed that housing in each community should reflect the existing countywide mix of household income. The CPPs define the county-wide need for housing by income as follows:

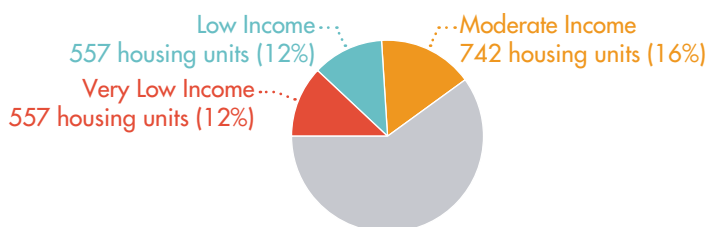
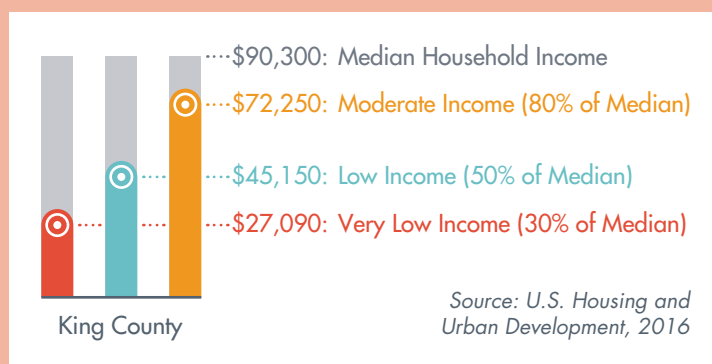
- 50–80% of AMI (moderate) 16% of total housing supply
- 30–50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very low) 12% of total housing supply

Currently the supply of existing affordable housing for lower incomes households is less than existing needs both countywide and in many cities, especially for very low income households. Sammamish has only about 2 percent of the City's existing housing stock affordable at up to 50 percent of median income, and about 5 percent affordable between 50 percent and 80 percent of median income. This is a much lower proportion than most other cities countywide and in East King County.

The CPPs encourage cities to employ a range of housing tools to address the countywide need and recognize that local jurisdictions should tailor their housing policies based on local circumstances and conditions. Cities are also expected to work collaboratively to meet the regional affordable housing need and to monitor and measure results.

Measuring Countywide Affordable Housing Need

These charts help to illustrate the estimated City of Sammamish proportionate share of the countywide affordable housing need resulting from new growth. The chart at right summarizes King County household income levels corresponding to 80, 50, and 30 percent of the 2016 HUD estimate of King County median household income. Based on the City's housing target of 4,640 units, the pie chart below shows the amount of affordable housing needed at each income level to meet a proportionate share of countywide affordable housing demand.



City of Sammamish Proportionate Share of County-wide Affordable Housing Resulting from New Growth
(2035 growth target = 4,640 units)

Recognizing that Sammamish has a lower proportion of affordable housing than other cities in East King County, the City will continue to work toward fulfilling its role in meeting the countywide need for affordable housing in King County. The goals and policies in this Housing Element specifically identify the policies, strategies and actions identified by the City to address this goal.

Special needs

housing in this plan includes homes suitable for and occupied by people with one or more self-help limitations, such as physical or mental disability, long-term illness, or alcohol or drug issues. The housing may or may not incorporate supportive services, and may be permanent or transitional. Examples include adult family homes, assisted living facilities, and group homes for people with developmental disabilities.

Universal design

refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and low-floor buses that “kneel” (bring their front end to ground level, rather than on-board lifts).

- Policy H.3.7** Support affordable rental and ownership housing ~~that is context sensitive~~ throughout the city especially in areas with good access to transit, employment, education and shopping.
- Policy H.3.8** Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
- Policy H.3.9** Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for to affordable housing ~~along with other alternative public benefit uses~~ with a preference for housing for low-income and very-low income households.

Goal H.4 Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.

- Policy H.4.1** Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.
- Policy H.4.2** Support a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living and independent living communities.
- Policy H.4.3** Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations in Sammamish.
- Policy H.4.4** Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, employment opportunities, medical facilities or other services is necessary.
- Policy H.4.5** Support public and private housing and services for people who are homeless.

Goal H.5 Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

- Policy H.5.1 Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.*
- Policy H.5.2 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations, to develop a coordinated, regional approach to homelessness.*
- Policy H.5.3 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.*
- Policy H.5.4 Support and encourage housing legislation at the county, state, and federal levels that promotes the City's and region's housing goals and policies, including support for affordable and sustainable housing for all residents in the City and region.*

*Single family homes
near Allen Lake*



Goal H.6

Monitoring

Implement Housing Element goals in a manner that is effective, efficient and transparent.

Policy H.6.1 Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.

Policy H.6.2 Support regional housing strategies.

Policy H.6.3 Monitor ~~regional~~ the city's housing supply, ~~and type with an eye toward~~ and affordability and availability for all income levels, age categories, seniors and special needs populations including measurable progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.

Policy H.6.4 Evaluate and report on how the goals and policies of this Housing Element are being achieved.

Policy H.6.5 ~~As needed,~~ On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.

For more information, see the recommended 2006 Housing Strategy Plan, Exhibit A in Volume.II.H, beginning on page H.77.

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2016-

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, AMENDING THE HOUSING ELEMENT OF
THE CITY OF SAMMAMISH COMPREHENSIVE PLAN.**

WHEREAS, the City of Sammamish plans under Chapter 36.70A RCW, the Growth Management Act (“GMA”), which requires cities to adopt a comprehensive plan that is consistent with the GMA and with county and regional planning policies;

WHEREAS, the City Council initially adopted the City’s Comprehensive Plan in 2003 by Ordinance O2003-130, and has adopted various subsequent revisions; and

WHEREAS, RCW 36.70A.130 requires each city and county planning under the GMA to periodically review and, if needed, revise its comprehensive plan and development regulations to ensure ongoing compliance with the GMA; and

WHEREAS, the City Council updated the Sammamish Comprehensive Plan in accordance with RCW 36.70A.130 on October 26, 2015 (“2015 Comprehensive Plan”) by adopting Ordinance O2015-396; and

WHEREAS, Ordinance O2015-396 was appealed to the Growth Management Hearings Board (the “GMHB”) on December 15, 2015, under the provisions of the GMA (the “Appeal”); and

WHEREAS, after a hearing on the merits of the Appeal, the GMHB issued a Final Decision and Order (“Order”) concluding that the Housing Element of the 2015 Comprehensive Plan does not “make adequate provisions for existing and projected needs for all economic segments of the community,” contrary to RCW 36.70A.070(2) and RCW 36.70A.020(4); and

WHEREAS, the GMHB also concluded that the Housing Element is inconsistent with the King County Countywide Planning Policies (CPPs) because it does not “address the City’s ‘share’ of countywide housing needs,” contrary to RCW 36.70A.100 and RCW 36.70A.210(1); and

WHEREAS, the GMHB remanded Ordinance O2015-396 to the City and gave the City a deadline of December 9, 2016 to bring the Housing Element in compliance with the cited provisions of the GMA; and

WHEREAS, RCW 36.70A.130(b) permits the City to revise its comprehensive plan outside of the annual docket cycle when necessary to comply with an order of the GMHB; and

WHEREAS, City staff has coordinated with planning and housing consultants to prepare amendments to the Housing Element to address the compliance issues found in the GMHB's Order (the "Housing Element Amendments"); and

WHEREAS, on September 27, 2016, the City submitted the Housing Element Amendments to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, an environmental review of the 2015 Comprehensive Plan was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and the SEPA checklist for the 2015 Comprehensive Plan included Attachment B.3, *Housing Issue Paper*, which analyzed the potential environmental impacts associated with policy language in the Housing Element ; and

WHEREAS, on January 22, 2015, a SEPA threshold determination of non-significance was issued for the 2015 Comprehensive Plan (the "2015 DNS"), and no appeals of the 2015 DNS were filed; and

WHEREAS, the City has performed a review of the 2015 DNS and determined that the Housing Element Amendments fall within the analysis provided therein; and

WHEREAS, on October 21, 2016, the City adopted the 2015 DNS for the Housing Element Amendments in accordance with WAC 197-11-600(2), and published a legal advertisement in the *Seattle Times* notifying the public of the opportunity to provide comment on such action; and

WHEREAS, on October 20, 2016, the Planning Commission conducted a work session to discuss the proposed Housing Element Amendments; and

WHEREAS, on October 27, 2016, the Planning Commission held a public hearing on the proposed Housing Element Amendments, considered public comment, and made a recommendation of approval to the City Council; and

WHEREAS, on November 15, 2016, the City Council held a public hearing on the proposed Housing Element Amendments in order to provide further opportunity for public comment and participation; and

WHEREAS, the City Council has considered the relevant provisions of the GMA and determined that the proposed Housing Element Amendments comply with said provisions and satisfy the GMHB Order;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Sammamish Comprehensive Plan Housing Element, Amended. The Housing Element of the Sammamish Comprehensive Plan is hereby amended as shown in **Attachment A**, which is attached hereto and incorporated by this reference.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF DECEMBER, 2016.

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk:

First Reading:

Passed by the City Council:

Date of Publication:

Effective Date:



Memorandum

Date: October 27, 2016

To: Planning Commission

From: Tawni Dalziel, P.E,
Sr. Stormwater Program Manager

Subject: Low Impact Development Code Amendments to meet 2013-2018 NPDES
Stormwater Permit Requirements

Attachments: Proposed LID Code Updates – Deliberation Table
Final List of Technical Stakeholders
Technical Stakeholder Committer Meeting Summary – Aug 9, 2016
Technical Stakeholder Committer Meeting Summary – Aug 24, 2016
Technical Stakeholder Committer Meeting Summary – Sept 7, 2016

Overview

The City is required to review and amend its Low Impact Development Codes to be consistent with the City's National Pollutant Discharge Elimination System permit requirements by December 31, 2016. An introduction to the topic was presented to the Planning Commission on September 1, 2016. Two work sessions were subsequently held with the Commission on September 15 and October 20. In addition, three stakeholder meetings were held on August 9, August 24, and September 7 as well as two Open Houses on July 27 and September 21.

Public Works Department will present a deliberation table that includes all comments received and staff responses regarding the proposed changes to Low Impact Development related codes.

Recommended Action

Staff requests that a Public Hearing be opened to allow for public comment on the following Low Impact Development Sammamish Municipal Code-related amendments:

- SMC 16.15 Clearing and Grading
- SMC 21A.15 Technical Terms and Land Use Definitions
- SMC 21A.25 Development Standards – Density and Dimensions
- SMC 21A.30 Development Standards – Design Requirements
- SMC 21A.35 Development Standards – Landscaping and Irrigation
- SMC 21A.40 Development Standards – Parking and Circulation
- SMC 21A.85 Low Impact Development
- SMC 21B.15 Technical Terms and Land Use Definitions
- SMC 21B.25 Development Standards – Density and Dimensions
- SMC 21B.30 Development Standards – Design Requirements
- SMC 21B.35 Development Standards – Landscaping and Irrigation
- SMC 21B.85 Development Standards – Interim Stormwater Standards

Staff also request that the Planning Commission close the Public Hearing and recommend to approve the proposed amendments on October 27, 2016 if they believe that staff have satisfactorily addressed the public and Commissioner's questions and concerns.

Please feel free to contact me with any questions you may have. I can be reached at 425-295-0567 or at *tdalziel@sammamish.us*.

PROJECT MEMO



TO: City of Sammamish LID Code and Stormwater Manual Update Technical Stakeholder Committee

DATE: September 21, 2016

FROM: Brittany Port
Seattle - (206) 267-2425

PROJECT NO.: 2160535.30

PROJECT NAME: Sammamish LID Code Update

SUBJECT: Final List of Technical Stakeholders

City of Sammamish LID Code and Stormwater Manual Update Technical Stakeholder Committee Contact List

Name	Organization	Email Address	Phone Number
Maher Joudi	DR Strong	maher.joudi@drstrong.com	(425) 827-3063
Bill Way	Watershed (Formerly)	bill.sammamish@gmail.com	(425) 736-8391
Pauline Cantor	Sammamish Friends	pauline.cantor@outlook.com	(425) 281-8218
Sharon Steinbis	Sammamish Stormwater Stewards	beaverlakestables@gmail.com	(425) 392-0556
Geoff Tamble	The Blueline Group	gtamble@thebluelinegroup.com	(425) 250-7225
Lafe Hermansen	Core Design Inc.	lbh@coredesigninc.com	(425) 885-7877
Sheri Murata	Core Design Inc.	shm@coredesigninc.com	
Jeff Peterson	Toll Brothers	jpeterson@tollbrothers.com	(425) 825-5348
Ilene Stahl	Save Lake Sammamish	fopl@juno.com	
Nathan Chapman	Novelty Homes	nathanchapman@hotmail.com	(206) 949-9999
Glen Maurer	Murray Franklin	GlenM@MurrayFranklin.com	
Todd Levitt	Murray Franklin	ToddL@MurrayFranklin.com	
*Erik Andersen	Aspect Consulting	eandersen@aspectconsulting.com	(206) 812-4743
Cheryl Paston	City of Sammamish	cpaston@sammamish.us	(425) 295-0572
Tawni Dalziel	City of Sammamish	tdalziel@sammamish.us	(425) 295-0567
Lisa Were	City of Sammamish	lwerre@sammamish.us	(425) 295-0573
Larissa Grundell	City of Sammamish	lgrundell@sammamish.us	
Wayne Carlson	AHBL	wecarlson@ahbl.com	(206) 658-2674
Doreen Gavin	AHBL	dgavin@ahbl.com	(253) 284-0293
Brittany Port	AHBL	bport@ahbl.com	(206) 658-2661

*Did not attend TSC meetings but provided comments on agenda and materials.

BP/bp

c: Tawni Dalziel, City of Sammamish
Wayne Carlson, AHBL

MEETING MINUTES



TO:	Tawni Dalziel	MEETING DATE:	August 9, 2016
		PROJECT NO.:	2160535.30
		PROJECT NAME:	Sammamish LID Code Updates
PREPARED BY:	Brittany Port Seattle - (206) 267-2425	MTG. LOCATION:	Sammamish City Hall
ATTENDEES:	Sharon Steinbis (Sammamish Stormwater Stewards); Pauline Cantor (Sammamish Friends); Bill Way (Watershed); Maher Joudi (DR Strong); Geoff Tamble (The Blueline Group); Lafe Hermansen (Core Design Inc); Jeff Peterson (Toll Brothers); Ilene Stahl (Save Lake Sammamish); Cheryl Paston (City of Sammamish); Tawni Dalziel (City of Sammamish); Lisa Werre (City of Sammamish); Larissa Grundell (City of Sammamish); Wayne Carlson (AHBL); Doreen Gavin (AHBL); Brittany Port (AHBL)		

City of Sammamish LID Code and Stormwater Manual Update **Technical Stakeholder Committee – 1st Meeting**

Meeting Summary:

At the first meeting of the Technical Stakeholder Committee, the main topics discussed related to the adoption of the 2016 King County Surface Water Design Manual (KCSWDM), with a Sammamish Addendum, aesthetics/design criteria for stormwater ponds, and incentives for LID.

Overall, there was an interest in providing flexibility to designers/developers in choosing which stormwater management techniques to employ, and allowing them to design these facilities based on what works for the site, and the project. There was an interest in incentives to use LID site planning techniques, or provide additional aesthetic improvements to stormwater facilities, if the incentives are achievable. The Committee discussed why SMC 21A.85 may not be getting used, likely because it is difficult to get enough technique points to earn a substantial incentive that makes it worth doing the analysis.

There was an interest in developing a fee-in-lieu program for tree retention. A good point was made that if we are interested in having attractive stormwater features that provide recreational opportunities, these take up more space and come at the expense of any trees located there. Replacement trees can be planted in the stormwater tract, but not on berms.

Discussion relating to the Stormwater Manual was a bit lacking as the Committee members may not have been previously exposed to the manual, or have minimal experience designing to it as it was adopted so recently. The City will be adopting an addendum, but won't be changing too much due to the adoption schedule. The biggest change will be the aesthetic design criteria for stormwater ponds, which the Committee discussed having a minimum requirement for aesthetic design, and then providing incentives for when additional design criteria are incorporated.

Meeting Minutes:

Stormwater Manual

Discussion points regarding the adoption of the 2016 KCSWDM included the following:

- The KCSWDM is very similar to the Ecology Manual. Why not just adopt the Ecology Manual?
- In 2016 KCSWDM are rain gardens now not a BMP for water quality?
- Why aren't we seeing more bioretention facilities?



- Maintenance of stormwater facilities on private property is difficult. Need to educate homeowners, is more effective to have in tracts maintained through an HOA or dedicated land.
- Rebate or credit program on stormwater fees or taxes for maintenance.
- Credits for tree retention?
 - Trees have a life span - likely won't outlive the home. Contractors can damage and homeowners want to remove. Land is expensive. Until the credits are worth it, won't see people taking advantage.
 - What about a tree impact fee to allow the City to purchase wooded land.
- Vaults typically are least expensive because land is expensive and with vaults you get dual propose. You can use that space for recreation.
 - Long term maintenance of vaults – will need replaced.
- Regional stormwater facilities?
 - The City could eventually look at doing that.
- Sedimentation in ponds is an issue.
 - Rain garden soil media can leach phosphorous in future won't allow these with underdrains near a phosphorous sensitive stream.
- Fee-in-lieu for regional facilities?
 - City would need to look at an impact fee or method for developing/buying land.
- What about incentives?
 - Sammamish adopted 21A.85 to address this – not really used.
 - Hard to get the points to get the bonus.

Aesthetics of SW Facilities

- Code needs clarification 50% of recreational space may be counted from SW facility, not 50% of facility counting toward requirement – more important to count what you are providing.
- Aesthetics of ponds – if it had a fountain – should it count?
 - What are the City's objectives for recreation? Creating small tot lots? Could there be a fee-in-lieu paid to create a community park?
- Flexibility is key – you should get credit for whatever you put in the ground.
- What about connecting into regional trails?
 - Connectivity is hard – may not ever get finished.



- Pond design criteria? Curvilinear?
 - Don't like chain link fences, walls. Like native plants that bloom all year, foot trail, benches, etc. We have a plant list for plants that bloom all year.
 - Native plants along pond edge. Those are maintained by the HOA. If maintenance is required that affects water quality, the City would maintain.
 - Not just native plants, adapted plants as well.
- Considering revisiting the requirement for Type I landscaping around ponds.
- Slopes for ponds? Need to be 3:1, need to be curvilinear, not as efficient/small, now eating up more land – could be more expensive than a vault.
 - Might need a split-rail fence on slopes greater than 3:1.
- Want flexibility if an aesthetic pond isn't what the builder wants. Could be that it counts as 100% of your recreational space if it meets certain aesthetic criteria?
- Outlets should be beveled so you aren't tripping over them. 4:1 slopes start to look like a natural pond.
- Aesthetics required or an option? Have a point system where a pond can fulfil the minimum requirements, additional criteria for meeting recreation requirement.
 - Have a wider range of points for a wider range of incentives.
 - Incentives need to be worth it, 5% density bonus maybe not worth it unless it is a big project.
 - Fast-track permits?
 - Subjective as to what is fast and City doesn't have extra resources.
 - Credits towards tree retention or park impact fees for aesthetics.
- if you have a pond you can't have trees.
 - Replacement trees planted in the stormwater tract (not on berms but in cuts).
- Other places in City that need trees? Parks? Street trees that are tearing up sidewalk?
- Maybe limit techniques to 4 or 5 with a 6th option for creativity similar to emerging technology credit in surface water design for pond aesthetics.
 - 21A.85 used very infrequently—not enough incentive for the analysis required.

Incentives

- Density, ROW reduction, setback flexibility
- Increased density-hard to actually get an extra lot with a 20-lot subdivision. Can only get incentives when you hit a certain point. Nothing below, need a graduated scale. Reduction in annual fee if you maintain?



- Density transfer? To anywhere else other than Town Center? The City should tighten up area of the City that can be developed that shouldn't. Should be looking at how we can get those properties to transfer credits to the Town Center.
 - Redmond has a program where you get a certificate that you can sell. It gets used a lot.
- New setbacks. Any issues so far?
 - No issues yet. Maybe if you put a duplex in and needed a driveway in the side yard setback.
- If we reduced impervious surfaces but provided incentives to allow more, or other credits if you reduce, would that be attractive?
 - Reduce ROW so people can have a larger backyard.
 - Or reduce driveway length to 18'.
 - New standards are reducing width and including a planter strip – 28' of pavement.
 - What about sidewalks on only one side?
 - People want on-street parking. What about planters only on one side with streets that slope?
 - What about pavers for parking? Why does the City not want permeable pavement?
 - The City is considering allowing a gallery under the ROW.
 - Developers are also reluctant to do permeable pavement on driveways due to maintenance.
- Need to think about if there are areas downstream that can infiltrate.
 - LID requirements by basin? Good idea but out of reach for this project.

Schedule for Next Meeting(s):

August 24th @ 9:00 a.m.

September 7th @ 1:00 p.m.

End of Meeting Minutes

The above summation is our interpretation of the items discussed and decisions reached at the above-referenced meeting. Any person desiring to add or otherwise correct the Minutes is requested to submit their comments in writing to AHBL within 14 days of the meeting date.

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MEETING MINUTES



TO:	Tawni Dalziel	MEETING DATE:	August 24 2016
		PROJECT NO.:	2160535.30
		PROJECT NAME:	Sammamish LID Code Updates
PREPARED BY:	Brittany Port Seattle - (206) 267-2425	MTG. LOCATION:	Sammamish City Hall
ATTENDEES:	Sharon Steinbis (Sammamish Wildlife Habitat); Pauline Cantor (Sammamish Friends); Bill Way (Watershed); Geoff Tumble (The BlueLine Group); Lafe Hermansen (Core Design Inc); Sheri Murata (Core Design Inc); Jeff Peterson (Toll Brothers); Glen Maurer (Murray Franklyn Family of Companies); Cheryl Paston (City of Sammamish); Tawni Dalziel (City of Sammamish); Lisa Werre (City of Sammamish); Larissa Grundell (City of Sammamish); Wayne Carlson (AHBL); Doreen Gavin (AHBL); Brittany Port (AHBL)		

City of Sammamish LID Code and Stormwater Manual Update **Technical Stakeholder Committee – 2nd Meeting**

Meeting Summary:

At the second meeting of the Technical Stakeholder Committee, the Committee discussed topics related to aesthetics /design criteria for stormwater ponds, credits for stormwater tracts that meet aesthetic criteria to count area towards their on-site recreation space requirement, and incentives for LID site planning principles.

Relating to credits for stormwater ponds, the group seemed to come to a consensus that credit should be provided for stormwater tracts that meet some additional design criteria (such as trails, etc.) to count as on-site recreation. Currently, the City allows a stormwater tract that is designed with gentle slopes and some sort of passive recreation (trail, overlook, etc.) to count towards up to 50% of the required on-site recreation area. Discussion amongst City staff will need to occur to determine if more than 50% of the required recreation space may be satisfied by the stormwater tract.

There was also a desire to design aesthetically pleasing ponds, but to provide some flexibility so that the criteria are not so rigid, and as long as the intent of the design criteria are met, the requirement could be satisfied. The Committee determined that there is a desire to have stormwater managed in ponds, instead of vaults, and care needs to be taken so that the criteria are not so difficult/expensive to meet that it pushes developers into using vaults. However, the City would rather have vaults than a bunch of “stormwater prisons”. Safety concerns of locating recreation spaces adjacent to stormwater ponds were also addressed. The Committee seemed to come to a consensus that a fence could be required, even for gentle slopes, if the stormwater tract and recreation tract are combined.

The Committee also discussed the option of paying a “fee-in-lieu” of providing recreation facilities (tot lots, etc.) when a park is not within ¼ mile of the development. The Committee seemed to agree that regional parks and connectivity via trails are important, and could merit exploring further if it allows for aesthetically design ponds with trails, and connectivity into other parks or trails.

The Committee again discussed SMC 21A.85 (Low Impact Development), and what techniques, if any, should be preserved if this chapter is to be retained. The Committee discussed having graduated points for when you earn technique points (if you reforest 25% of the site, you should get half the credit, not zero), and for the incentives provided. The point was noted that density bonuses for very small developments (6-lot short plats, etc.) may not be useful as you may never get to the point where you earn an additional lot, and even if you do you would have nowhere to put it because you still need to manage your stormwater, provide recreation, etc. This brought up the idea of providing additional incentives above recreation space credits for aesthetically design stormwater ponds. A tree retention credit (or not counting the trees in the stormwater pond) was suggested.



The next meeting of the Technical Stakeholder Committee will be held on Wednesday, September 7th at 1:00pm. The Project Team (City staff and consultant, AHBL) will be presenting the draft Sammamish Addendum to the King County Surface Water Design Manual and amendments to Title 13 (the adopting code of the SWDM) to the Planning Commission on September 1st at 6:30pm. All are welcome to attend.

Meeting Minutes:

Discussion of Facility Aesthetics and Credit Toward On-Site Recreation Requirements

- Land is a resource – if City wants aesthetically designed ponds, give 100% credit for recreation. By building a pond, you forgo a vault with a tot lot on top which takes up significantly less space.
- The criteria for recreation space – difficult for a pond to meet this criteria (10% perimeter fronting a street or parking area)
 - Ponds typically have to be at the low point of the plat, tucked into the back.
- Question of liability for ponds that serve as recreation space – who carries this liability? The City? The homeowners association? Without fences, kids can fall/run in, and parents have to worry about the recreation space.
 - A couple of ponds in Sammamish are unfenced, large ponds with trails and a fountain in the middle, how is liability currently dealt with these? Haven't had much issue in the past.
 - County requirements for ponds, if they are steeper than 3:1, must be fenced. If not, no fence required. County has weighed risk for these slopes.
- What is meant by aesthetics? They used to build blue/green ponds, wet in the winter, dry in the summer, would provide areas for recreation in the summer (fields).
 - New ponds are wet ponds (never dry). Ponds would have to figure out water quality without dead storage.
- What can be done about outlets with quarry spalls? Not aesthetic. What about a trail on top?
 - Trails could be topped with crushed rock or pavement.
 - Pavement not aesthetically pleasing, would rather have gravel.
- Things in Sammamish should be aesthetically pleasing. If ponds can't be designed that way (take up too much space, too expensive), then we should look at regional facilities that can be designed that way.
- Tot lots/on-site recreation space requirements
 - Would rather drive to a giant park than have a tot lot nearby. Waste of space and not that useful.
 - Also need to be careful putting tot lots near a stormwater facility.
 - Maybe a fence with opening and trail inside to slow children down from entering.
 - How about a fee-in-lieu. Benefits everyone in the City if parks are improved. Tot lots are used just by the neighborhood. People would be more receptive to development if they knew that their local park was going to be improved through fee-in-lieu payments.



- Parks department is wary of accepting a fee-in-lieu, needs to have a nexus to the development.
 - Traffic impact fees allow money to be spent on all transportation facilities, could raise parks impact fees if recreation space is not provided.
 - Sammamish isn't that big. Regional parks do impact everyone.
- Important to have recreation space for apartments, townhomes, more dense developments where homes do not have yard space.
- Tot lots not used much in neighborhoods where there is little turnover, once the young children get older, unless new families move in or grandchildren visit.
- Developments must have a tot lot. After that, recreation space can be satisfied by the stormwater tract.
- Is King County steering away from giving recreation credit for ponds?
 - City wants to give credit for stormwater ponds.
- Is there a point at which a pond becomes an amenity? If there is a trail around it but it's just 100 yards, not much of an amenity/worth walking around.
 - Pollinator garden/pathways, should require plantings that encourage wildlife viewing and allow for identification of plants.
 - A connecting trail to other trails or parks could be a better use.
- Amenities that could give you more credit for a stormwater tract?
 - Educational signs
 - Split-rail fence
 - Workout facilities
 - Dog waste station
 - Pollinator plants
 - Connected trails
 - Adjacent to a street
 - Artwork
 - Designed walls – no Ecology blocks (patterned blocks okay)
- 6' berm height criteria came from height of a fence – also safety adjacent to a property line.
 - Dependent on the site – how do you process a deviation if you have a steep slope and have to go higher than 6'?



- Too much design criteria could push you into a vault
 - Life span of vaults? 50 years? 100 years? Eventually will need retrofitted or replaced.
 - Want to have aesthetically designed ponds, not vaults, but don't want ugly ponds in lieu of a vault.
- Is there a way to make smaller ponds that are also aesthetically pleasing? Most of the design criteria would be too difficult to include in a smaller development.
 - Want curvilinear, not just a rectangle with curved corners.
 - Could specify maximum length before you have to change direction.
 - If you have an interior wall in a pond – require gentle slopes outside and landscaping that makes it appear natural.

LID Principles Related to Site Design

- Which LID techniques in 21A.85 are commonly used in the City?
 - Impervious surface coverage reduction, joint-use driveways, open space, reforestation.
 - New SWDM are now requiring a lot of LID, reduced impervious surface, etc. Most techniques in 21A.85 will be required at some level.
- Should we remove 21A.85 altogether? Any techniques to save?
 - Joint use driveways, drought-tolerant landscaping
 - All landscaping requires 8" of compost, hard to get good grass
 - More graduated points for retention and reforestation, as well as the points you need to receive an incentive.
 - Probably going to get rid of the right-of-way reduction incentive.
 - Density bonus probably not going to be used for smaller projects, infill development.
 - Stormwater credits for modeling as an incentive?
 - Can't make addendum less strict.
 - KC Manual doesn't model the same as Ecology
 - Incentives for aesthetically designed ponds? Density bonus?
 - Incentivize innovative LID projects – provide recognition.
- LID BMPs – should we require a certification of installation similar to ponds?
 - When do you certify? Inspection for building permit? Don't want to wait until after the homes are occupied, people living in them, find out that they have to remove a patio/impervious surfaces.



- Building inspector doesn't always have knowledge to inspect LID BMPs.
- Developer or designer should inspect.
- Extension of erosion and sediment control certification?

Follow-up on Ideas from Last Meeting

- Tree bank
 - Makes sense to allow off-site replanting
 - Trees in pond area shouldn't count towards your tree retention area
 - Flexibility to replant or pay fee-in-lieu

Conclusion

- If we include pictures of aesthetically designed ponds – also include an intent statement so you can describe how your design is meeting the intent of the section.
- Tree retention credit for stormwater pond makes sense if you can't get stormwater modeling credits.
- Merging recreation and stormwater tracts and requiring smaller berms equals more space, larger ponds.
- Ponds that meet the intent of the design criteria – should be able to approach City about alternative designs that meet the intent.
- Demonstration/pilot projects? What about incentivizing a few developments to use design criteria, and evaluating how it is working before requiring?
- We'll be sending the draft addendum and Title 13 to the Committee when it goes to Planning Commission.
 - Everyone is welcome to attend – scheduled for September 1st at 6:30pm.

Schedule for Next Meeting(s):

September 7th @ 1:00 p.m.

End of Meeting Minutes

The above summation is our interpretation of the items discussed and decisions reached at the above-referenced meeting. Any person desiring to add or otherwise correct the Minutes is requested to submit their comments in writing to AHBL within 14 days of the meeting date.

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MEETING MINUTES



TO:	Tawni Dalziel	MEETING DATE:	September 7 2016
		PROJECT NO.:	2160535.30
		PROJECT NAME:	Sammamish LID Code Updates
PREPARED BY:	Brittany Port Seattle - (206) 267-2425	MTG. LOCATION:	Sammamish City Hall
ATTENDEES:	Sharon Steinbis (Sammamish Wildlife Habitat); Pauline Cantor (Sammamish Friends); Bill Way (Watershed); Geoff Tamble (The Blueline Group); Lafe Hermansen (Core Design Inc); Sheri Murata (Core Design Inc); Jeff Peterson (Toll Brothers); Glen Maurer (Murray Franklyn Family of Companies); Cheryl Paston (City of Sammamish); Tawni Dalziel (City of Sammamish); Lisa Werre (City of Sammamish); Larissa Grundell (City of Sammamish); Wayne Carlson (AHBL); Doreen Gavin (AHBL); Brittany Port (AHBL)		

City of Sammamish LID Code and Stormwater Manual Update **Technical Stakeholder Committee – 3rd Meeting**

Meeting Summary:

At the third meeting of the Technical Stakeholder Committee, the Committee discussed the draft Surface Water Design Manual and a draft of SMC 21A.85 discussing topics related to aesthetics /design criteria for stormwater ponds, credits for stormwater tracts that meet aesthetic criteria to count area towards their on-site recreation space requirement, and incentives for LID site planning principles.

Relating to credits for stormwater ponds, the group seemed to come to a consensus that credit should be provided for stormwater tracts that meet some additional design criteria (such as trails, etc.) to count as on-site recreation. Currently, the City allows a stormwater tract that is designed with gentle slopes and some sort of passive recreation (trail, overlook, etc.) to count towards up to 50% of the required on-site recreation area. Discussion amongst City staff will need to occur to determine if more than 50% of the required recreation space may be satisfied by the stormwater tract.

There was also a desire to design aesthetically pleasing ponds, but to provide some flexibility so that the criteria are not so rigid, and as long as the intent of the design criteria are met, the requirement could be satisfied. The Committee determined that there is a desire to have stormwater managed in ponds, instead of vaults, and care needs to be taken so that the criteria are not so difficult/expensive to meet that it pushes developers into using vaults. However, the City would rather have vaults than a bunch of “stormwater prisons”. Safety concerns of locating recreation spaces adjacent to stormwater ponds were also addressed. The Committee seemed to come to a consensus that a fence could be required, even for gentle slopes, if the stormwater tract and recreation tract are combined.

The Committee also discussed the option of paying a “fee-in-lieu” of providing recreation facilities (tot lots, etc.) when a park is not within ¼ mile of the development. The Committee seemed to agree that regional parks and connectivity via trails are important, and could merit exploring further if it allows for aesthetically design ponds with trails, and connectivity into other parks or trails.

The Committee again discussed SMC 21A.85 (Low Impact Development), and what techniques, if any, should be preserved if this chapter is to be retained. The Committee discussed having graduated points for when you earn technique points (if you reforest 25% of the site, you should get half the credit, not zero), and for the incentives provided. The point was noted that density bonuses for very small developments (6-lot short plats, etc.) may not be useful as you may never get to the point where you earn an additional lot, and even if you do you would have nowhere to put it because you still need to manage your stormwater, provide recreation, etc. This brought up the idea of providing additional incentives above recreation space credits for aesthetically design stormwater ponds. A tree retention credit (or not counting the trees in the stormwater pond) was suggested.



Meeting Minutes:

Discussion of the Surface Water Design Manual Addendum

- The Erosion Hazard Overlay District – this should be addressed in the addendum as it was pulled out of the King County manual.
- Should we just reference definitions from SMC in the addendum in case they change?
- Landslide Hazard Drainage Area – are the maps updated?
 - Yes, but Tamarack is not currently included.
 - Also want to make sure we still have site specific investigation for these areas.
 - Definition in code should reflect this.
 - Should this be added to the downstream analysis section?
- Drainage review for Landslide Hazard Drainage Area is just for new impervious surfaces – revise addendum.
 - Simplified downstream analysis for sites that are mapped but may not actually drain to a landslide hazard area?
 - Field verification of the mapped areas will be required.
 - What if you have a large parcel and only a portion of it drains to a landslide hazard area?
 - What about vacant lots that already have stormwater controls due to platting?
 - Vesting and conditions of approval should account for this.
- Directed drainage review – King County added to assist developers/home builders with designing drainage.
 - Adds another level of bureaucracy.
 - Does it trigger all 9 minimum requirements?
- Fee-in-lieu
 - Applicable to on-site stormwater BMPs?
 - Yes – in KC manual that Sammamish is adopting.
 - Does it add to water quality?
 - At the discretion of the director.
 - Maintenance costs – operation and maintenance costs included in fee-in-lieu?



- Stormwater impact fee covers operation and maintenance, fee-in-lieu covers construction costs.
 - Some property owners are paying a stormwater impact fee when their stormwater doesn't flow into a City owned facility.
- Maintenance
 - Is pipe trenching maintenance?
- Individual lot BMPs – if they are placed into a tract, do they still get credit for the facility sizing?
 - Joint driveways with permeable pavement – do you get a credit?
 - What about restricted footprint?
 - Some BMPs don't require maintenance or inspection of the BMP on an ongoing basis
 - If the lot has an LID BMP that is not used for credit, do these still need to be inspected?
 - Reduction in building footprint/impervious surface, this is essentially just creating a new maximum impervious surface limit for the plat. Other lots are not inspected to ensure they are within their maximum allowable impervious surface limit tied to zoning requirements rather than stormwater.
 - Could also consider still allowing credit for full infiltration.
- Would the City consider 0.2% slopes that can convey with the pipe type?
- City to include guidance on appropriate ponding for pipes (i.e. level that can pond, 1/4", 3/8", etc.)
- Going to include pictures of ponds for guidance – this not that.
- The 4' fence – does that meet OSHA/building code requirements for fall protection?
- What types of concrete may be used in pond walls? Reinforced concrete? Redirock?
 - Covered by the "intent" statement
- Do we get any improvement in water quality with the new pond aesthetics? Should we give density bonuses for pond aesthetics that just create more stormwater?
 - Have to balance GMA requirements and NDPES
 - Pond aesthetics are a City objective
- Wetponds require fencing – does this conflict with the recreation credit?
- There is a risk of encouraging people to use stormwater tracts for recreation, kids can fall in.
- Are there any examples of pond design on a recent project?



Discussion of 21A.85

- Reforestation – fix this, should be an additional tree per 1,000sf above 4,000sf, not 3 trees per 1,000sf.
- Point to tree retention for planting list?
- Will be removing the drought tolerant landscaping, LID consultation and vegetated roof techniques
- Could we provide points for aesthetically designed ponds instead of vaults?
- Trees within pond tract don't count for tree retention or replanting within stormwater tract?
- Negatively impact buffers - does this mean you can't do buffer averaging?
- Reforestation should occur after homes are built, before final occupancy, should require a bond
- What if you can't use the extra density? What do you get?
 - Could you get a 10% credit for stormwater facility sizing?
 - If you have education of homeowners and self-inspection?
 - Third party inspector like back flow?
 - Homeowners will notice that the BMP isn't working
 - Credit is important for cost, density may not fit.

Discussion of LID On-site BMP Flow Control Sizing Credits

- The footnote for the credit is on the entire table, this includes full dispersion so no credit is going to be given for full dispersion and flow control would be required?
- On-site BMPs not being used for sizing credits, not considered a facility so the City doesn't need to inspect? Will the homeowners still maintain?
- An on-line certification could be good for homeowners to certify their facilities are being maintained

End of Meeting Minutes

The above summation is our interpretation of the items discussed and decisions reached at the above-referenced meeting. Any person desiring to add or otherwise correct the Minutes is requested to submit their comments in writing to AHBL within 14 days of the meeting date.

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Proposed LID Code Updates

Summary proposed through October 20, 2016

"Normal Text" is existing code language

~~"Strikethrough Text"~~ is existing code language that will be deleted

"Underline Text" is draft code language that will be added

"..." indicates that there is additional code language that has been omitted

#	Commenter	Code Section	PC Recommended Draft Language	Comments
1	Public Comment Mary Wictor	Development Services Handout CA-2		<p>Mary Wictor Comment:</p> <p>1) Show on each lot the "footprint" of the house 100 units. In the old/conventional plan, houses will look like blocks with same set backs as a portion of the lot area. Repetitive.</p> <p>2) Footprint of house for the "new" LID example of 103, use the new Sammamish varied setbacks. It will again show blocks but be staggered a bit more on each lot so less "cookie cutter" look.</p> <p>3) Add text at the bottom of the slide saying the average LOT SIZE (like in Square Feet), and the average FOOTPRINT size (SF again) for each example. I believe the 103 unit example will have smaller lots and smaller footprints... and the preservation of the trees-areas is already quite noticeable.</p> <p>Staff Response: Comment noted. The handouts will be modified to be consistent with adopted codes and</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				standards and is not part of proposed SMC code amendments Staff recommended draft language: No changes.
2	Public Comment Mary Wictor	Development Services Handout CA-2		Mary Wictor Comment: Each individual lot and parcel is all part of the "water story". Must be looked at NOT as individual squares on a check/chess board, but as linked puzzle pieces that build the whole picture of our communities/city and environment-impacts. WATERSHED CONTEXT seems to be missing from City of Sammamish code and development reviews, in my opinion and experience since 6/2000 living here. Staff Response: Comment noted. The handouts will be modified to be consistent with adopted codes and standards and is not part of proposed SMC code amendments. Staff recommended draft language: No changes.
3	Public Comment Mary Wictor	SMC 13	When drainage review is required	Mary Wictor Comment: Code says only "IF A DRAINAGE REVIEW is REQUIRED?... then..."

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>LID can apply to everyone, everywhere... so should be >> lots req. drainage review. ALL should have/<u>require flow control!</u> Must deal with < 1 acre parcels now too per KCSWDM 2016 and Ecology 2014</p> <p>Staff Comment: Drainage review is required when 2,000 square feet of new plus replaced impervious surface is added to a site. In landslide hazard drainage areas, this threshold is proposed to be 500 square feet and would include only new impervious surface</p> <p>Staff recommended draft language: No changes.</p>
4	Public Comment Mary Wictor	N/A	Targeted drainage review and the Core Requirements	<p>Mary Wictor Comment: SMALL to SIMPLIFIED drainage review... requires all 9 Core Reqs. Targeted does not?</p> <p>BIG CONCERN... Targeted Drainage review is for Landslide Haz areas... need more than ESC as a minimum... and likely should have all CORE requirements?!</p> <p>Staff Comment: Targeted drainage review applies to projects that are not subject to Directed, Full or Large Project Drainage Review, AND have characteristics of one or more of the following categories of projects:</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<ol style="list-style-type: none"> 1. Projects containing or adjacent to a flood, erosion, or steep slope hazard area; projects within a Critical Drainage Area or Landslide Hazard Drainage Area. 2. Projects that construct or modify a drainage pipe/ditch that is 12" or larger or receive runoff from a 12" or larger drainage pipe/ditch. 3. Redevelopment projects with ≥\$100,000 in improvements to a high-use site. <p>All core requirements such as treatment and flow control are not necessarily applicable to a very small project that requires targeted drainage review because of critical areas. City review staff will determine appropriate core requirements under Targeted Drainage Review as it does under current manual.</p> <p>Staff recommended draft language: No changes.</p>
5	Public Comment Mary Wictor	N/A		<p>Mary Wictor Comment: ADD Water Shed Context... in site dev reviews / drainage reviews!!! VERY KEY</p> <p>Staff Response: Agreed. City development review staff understand that each proposed project is set within a larger watershed.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				Staff recommended draft language: No changes.
6	Public Comment Mary Wictor	N/A		<p>Mary Wictor Comment: Drainage reviews... redevelopment is less restricted? Unsure why/or if that is good</p> <p>Staff Response: New and redevelopment projects are treated the same under the KCSWDM. Thresholds for drainage review and the applicability of the Core Requirements.</p> <p>Redevelopment drainage thresholds are established in KCWSDM Section 1.1.1. The management of drainage accruing from target impervious surface areas and whether the new impervious surfaces, or the entire project site, are required to be improved to the standards in the 2016 KCSWDM are established in this section.</p> <p>Staff recommended draft language: No changes.</p>
7	Public Comment Mary Wictor	N/A		<p>Mary Wictor Comment: Surface = Stormwater? Clarify terminology and difference if important.</p> <p>Staff Response: Surface and stormwater are often used interchangeably in the vernacular of a</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>stormwater professional. Surface water is technically on the surface of the land and is generally present year-round including ponds, lakes, wetlands, oceans, rivers, streams, etc. Storm water is water that comes from rainfall during a storm event.</p> <p>Staff recommended draft language: No changes.</p>
8	Technical Stakeholder Committee Member Aug 9, 2016	N/A	Ecology Manual versus the King County Surface Water Design Manual	<p>Technical Stakeholder Committee Member Comment: The KCSWDM is very similar to the Ecology Manual. Why not just adopt the Ecology Manual?</p> <p>Staff Response: The King County Surface Water Design Manual (KCSWDM) and the Washington State Department of Ecology's Stormwater Management Manual for Western Washington are considered as technically equivalent.</p> <p>The KCSWDM is more tailored to the rainfall patterns of King County. The Washington State Department of Ecology's Stormwater Management Manual for Western Washington is more general in that it is used throughout Western Washington from areas like Sequim that receive very little rainfall to Forks which is situated in a rain forest.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>In addition, staff has familiarity with the KCSWDM so that there would be a cost to the City to train staff for a change.</p> <p>Staff recommended draft language: No changes.</p>
9	Technical Stakeholder Committee Member Aug 9, 2016	N/A		<p>Technical Stakeholder Committee Member Comment: Density transfer? To anywhere else other than Town Center? The City should tighten up area of the City that can be developed that shouldn't. Should be looking at how we can get those properties to transfer credits to the Town Center.</p> <ul style="list-style-type: none"> ○ Redmond has a program where you get a certificate that you can sell. It gets used a lot <p>Staff Response: The City allows for the transfer of residential density into the Town Center (see SMC 21A.80.090). The use of the density transfers is a function of development pressures within the Town Center and the willingness of property owners situated in sending zones (R-1, R-4, R-6, and KC lands) to sell the rights.</p> <p>Staff recommended draft language: No change.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
10	Technical Stakeholder Committee Member Aug 24, 2016	N/A	Certification	<p>Technical Stakeholder Committee Member Comment: LID BMPs – should we require a certification of installation similar to ponds?</p> <ul style="list-style-type: none"> ○ When do you certify? Inspection for building permit? Don't want to wait until after the homes are occupied, people living in them, find out that they have to remove a patio/impervious surfaces. ○ Building inspector doesn't always have knowledge to inspect LID BMPs. ○ Developer or designer should inspect. ○ Extension of erosion and sediment control certification? <p>Staff Response: These are very good ideas. There are regional efforts to establish certification standards so that inspectors and designers understand the proper function and maintenance of LID BMPs. This is work that falls outside of the LID code amendment scope but will be part of upcoming Stormwater Program work plan.</p> <p>Staff recommended draft language: No change.</p>
11	Public Comment Mary Wictor	SMC 13.10.020		<p>Mary Wictor Comment: Terminology: Variance, deviation, adjustment... too many terms</p> <p>Staff Comment:</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>Variance is a term related to hardship associated with the property and not created by the applicant. An adjustment is a term defined in the KCSWDM. A deviation is a term associated with modifications to Public Works Standards based on engineering judgement.</p> <p>Staff recommended draft language: No changes.</p>
12	Public Comment Mary Wictor	SMC 13.10.140	Definition of "Development"	<p>Mary Wictor Comment: Grading permit is a clear & grade permit (subset of a building permit)</p> <p>Staff Comment: A grading permit is a subset of a "land disturbing activity" (SMC 13.10.360). Land disturbing activities, as you correctly note, are a subset of "development" (SMC 13.10.140).</p> <p>Staff recommended draft language: No changes.</p>
13	Public Comment Mary Wictor	SMC 13.10.180	Definition of "Discharge"	<p>Mary Wictor Comment: Discharge... runoff, excluding offsite flows...to, from, around, nearby. I don't understand</p> <p>Staff Comment: Discharge refers to the release of flow. While off-site flows would be discharges from the site that they are released from, off-site flows are referred to as run-on to other sites.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				Staff recommended draft language: No changes.
14	Public Comment Mary Wictor	SMC 13.10.250	Definition of "Financial Guarantee"	Mary Wictor Comment: Financial guarantees... provide whether public or private land being dev?! Staff Comment: The financial guarantee definition and the warranty of workmanship and materials that they are intended to insure primarily apply to private projects but may apply to contractors that are performing work on public projects as well. Staff recommended draft language: No changes.
15	Public Comment Mary Wictor	SMC 13.10.350	Definition of "Improvement"	Mary Wictor Comment: Improvement 13.10.350 should include ditches? (maybe too small) Staff Comment: Ditches would be covered under the term "drainage facilities" in this definition. Staff recommended draft language: No changes.

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
16	Public Comment Mary Wictor	SMC 13.10.360	Definition of "Land Disturbing Activity"	<p>Mary Wictor Comment: Land disturbing activity... should be restricted at time of Clear & Grade + bldg. permits Soil, groundcover, species of vegetation like original, native condition.</p> <p>Staff Comment: Regulation of site development activities such as those suggested would be more appropriately addressed within the regulations for clearing and grading (SMC 16.15: Clearing and Grading) and not within a definition.</p> <p>Staff recommended draft language: No changes.</p>
17	Public Comment Mary Wictor	SMC 13.10.530	Definition of "pollution-generating impervious surface"	<p>Mary Wictor Comment: Pollution-generating impervious surface 13.10.530. Nails.. coated? Not galvanized? NAILS, NAILS, NAILS are a big source of building materials and metals.</p> <p>Staff Response: The definition of pollution generating surfaces is intended to address elements that cover land surfaces such as paving and structures. Nails, where exposed, are such small elements of coverage that they would fall below the tolerances of the modeling for treatment BMPs.</p> <p>Staff recommended draft language: No changes.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
18	Public Comment Mary Wictor	SMC 13.10.590	Definition of	<p>Mary Wictor Comment: Replaced impervious surface SMC 13.10.590 – if move location of impervious surface... where does the runoff go? May need drainage review. (B) Especially if slope is different.</p> <p>Staff Response: If the impervious surface was to be removed, then the stormwater runoff would be managed consistent with the stormwater site plan prepared consistent with the KCSWDM and required under Chapter 13.20 SMC – Surface Water Runoff Regulations.</p> <p>Staff recommended draft language: No changes.</p>
19	Public Comment Mary Wictor	SMC 13.10.620 and SMC 13.10.680	Definitions of “runoff” and “source control BMP”	<p>Mary Wictor Comment: Runoff (SMC 13.10.620) refers to Groundwater which is 13.10.310 definition/wording updated? Source control BMP 13.10.680 ... letters to service vehicles (UPS, FedEx, cars) don’t drip sign... from K.C. website.... Don’t DRIP and DRIVE.</p> <p>Staff Response: There are no proposed amendments to these sections. The source control signage that you are suggesting might be a good approach for a source control program, but is too much detail for a definition. The definitions are not</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>intended to convey all examples of source control measures. The definitions are intended to provide the reader with a general understanding of the term.</p> <p>Staff recommended draft language: No changes.</p>
20	Public Comment Mary Wictor	SMC 13.10.720		<p>Mary Wictor Comment: 13.10.720 SW Pollution Prevention Manual ... does SMC Chpt 2.55 have one or will one come with KCSWDM 2016? Notify folks, teach pickup litter, letters to service vehicles, school buses too? Best plan for Treatment BMPs is not to have the pollution... avoid it getting there! (walk in the Safeway parking lot on the Plateau... see all the drips from where cars and vehicles park?... this will be on roadways too, and runoff will wash it into ditches/streams potentially.)</p> <p>Staff Response: The King County Surface Water Design Manual addresses stormwater pollution prevention. The strategies that you identify involving source control and education are important existing elements of the City's stormwater program.</p> <p>Staff recommended draft language: No changes.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
21	Public Comment Mary Wictor	SMC 13.20.010		<p>Mary Wictor Comment: SMC 13.20.010 Purpose. Should “comprehensive management of surface and stormwater” be defined before? What all does it include... from precipitation to basin studies to...???!!!</p> <p>Staff Response: The term “comprehensive” in this context is a scalable term related to the size of the development that would apply for permits under this chapter of the Municipal Code. Applicants are required to understand the basin within which a site receives and contributes drainage and shall design stormwater controls consistent with the Core Requirements in the King County Surface Water Design Manual.</p> <p>Staff recommended draft language: No changes.</p>
22	Public Comment Mary Wictor	SMC 13.20.020		<p>Mary Wictor Comment: 13.20.020 Landslide Hazard Area 500sf+ OR DRAINS TO...</p> <p>Staff Response: Staff is proposing to lower the threshold for when drainage review is required for sites situated within landslide hazard drainage areas.</p> <p>Staff recommended draft language: No changes.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
23	Public Comment Mary Wictor	SMC 13.20.030 (1)(b)	Core Requirement 2 – Off-site Analysis	<p>Mary Wictor Comment: Core Requirement 2 – Downstream and Offsite analysis... very important above/in LHA What is a Level One DSA?</p> <p>Staff Response: A level 1 downstream analysis is a qualitative survey of the downstream system intended to identify flooding problems, erosion problems, and potential impacts to wetland hydrology. It is comprised of:</p> <ul style="list-style-type: none"> • Task 1: Define and map the study area • Task 2: Review all available information on the study area • Task 3: Field inspect the study area • Task 4: Describe the drainage system, and its existing and predicted drainage and water quality problems. <p>Staff recommended draft language: No changes.</p>
24	Public Comment Mary Wictor	SMC 13.20.040	Critical erosion areas / erosion hazard areas	<p>Mary Wictor Comment: what in Sammamish is defined to be a “critical erosion area”???</p> <p>Staff Response: SMC 21A.50.220 and SMC 21A.50.225 establish criteria for development within or adjacent to erosion hazard areas and their buffers.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				Staff recommended draft language: No changes.
25	Public Comment Mary Wictor	SMC 13.20.050 (2)	Permit expiration	Mary Wictor Comment: What is the expiration timeframe for SWDM for permit/approval... 1-2 years? Pg 22/26 Staff Response: No changes are proposed to this section. The KCSWDM stipulates that the duration for the stormwater permit is to be consistent with the duration of the site development permit that allows for the land disturbing activity. Clearing and grading permits are in effect for the “number of days stated in the permit but in no case shall the period be more than two years (SMC 16.15.070(4)(b)). Staff recommended draft language: No changes.
26	Public Comment Mary Wictor	SMC 13.20.060	Seasonal restrictions on land disturbing activities	Mary Wictor Comment: Says “restoration ... and the potential for on-site erosion has passed.” (3) seasonal restrictions too? Also apply to Clear & Grade permit not just Building Permit Staff Response: No changes are proposed to this section of the Surface Water Runoff Regulations. Seasonal restrictions for clearing and grading are addressed in SMC 16.16.120(4) which stipulate

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				clearing and grading cannot occur between October 1st and March 31st unless the applicant can demonstrate that silt laden runoff will be prevented from leaving the construction site. Staff recommended draft language: No changes.
27	Public Comment Mary Wictor	SMC 13.20.060 (1)(e)	Core Requirement 5 – Erosion and Sediment Control	Mary Wictor Comment: Core Requirement 5 – TESC... needs <u>permanent</u> too, <u>restoration</u> period, or timeframe until potential for failure and erosion (seasonal) has passed. See 13.20.060 (2) (b) Staff Response: Both temporary and permanent erosion and sediment control are required under SMC Title 16 and the KCSWDM. Staff recommended draft language: No changes.
28	Public Comment Mary Wictor	SMC 13.20.060 (1)(e)	Core Requirement 6 – Maintenance and Operation	Mary Wictor Comment: Core Requirement 6 – “Property owner” maintenance required... how about easement owned? City Assumed. One other place mentions of “owner”. Much storm drainage can be done in easements! Staff Response: Good point. Core Requirement 6 refers to maintenance and operations and not

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>ownership. The KCSWDM and Sammamish Addendum includes instruments such as easements and other agreements intended to be recorded against the title of a property to ensure that maintenance and operations are performed.</p> <p>Staff recommended draft language: No changes.</p>
29	Public Comment Mary Wictor	SMC 13.20.060 (1)(e)	Core Requirement 8 – Water Quality	<p>Mary Wictor Comment: (h) CR8 (ii) why just Zinc? How about Copper? ... or other things toxic to salmonids.</p> <p>How about pH, alkalinity, hardness, or temperature? Treated wood, fences, etc. King County Surface Water Design Manual has these things added in 2016 version. See SUMMARY OF CHANGES for KCSMDM 2016 (30 pages online at kingcounty.gov)</p> <p>Staff Response: No changes to 2016 KCSWDM regarding other metals, pH, alkalinity, hardness, or temperature. These water quality pollutants and attributes have been widely studied in the literature and the treatment facilities have been designed to reduce these impacts.</p> <p>Staff recommended draft language: No changes.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
30	Public Comment Mary Wictor	SMC 13.20.120		<p>Mary Wictor Comment: Administration (3) gives Right of Entry and (4) Right of Access "Director" has the rights... maybe add definition that Director of Public Works or authorized representative (staff or consultant). (pg 25-26) Steve Leniszewski vs Tawni Dalziel vs Public Works supervisor... all may need to go and look, especially in emergencies!</p> <p>Staff Response: The Sammamish Municipal Code allows for the director to designate staff from his or her department to perform these duties.</p> <p>Staff recommended draft language: No changes.</p>
31	Planning Commissioner Larry Crandall Written Comment	SMC 21A.15.112	Definition of "bioretention"	<p>Commissioner Crandall Comment: Stormwater is crossed out so does Bioretention refer to all flow control or just all water flow control?</p> <p>Staff Response: Under the King County Surface Water Design Manual, bioretention is considered practice to manage flows and not treat contaminants. We have proposed in the Sammamish Addendum to allow bioretention to serve as pretreatment.</p> <p>Staff recommended draft language: No change.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
32	Technical Stakeholder Committee Member Aug 9, 2016	SMC 21A.15.112	Bioretention and rain gardens	<p>Technical Stakeholder Committee Member Comment: In 2016 KCSWDM are rain gardens now not a BMP for water quality?</p> <p>Staff Response: Under the KCSWDM, bioretention is considered practice to manage flows and not treat contaminants. We have proposed in the Sammamish Addendum to allow bioretention to serve as pretreatment.</p> <p>Staff recommended draft language: No changes.</p>
33	Planning Commissioner Larry Crandall Written Comment	SMC 21A.25.030 (9)	Footnotes to residential density and dimension table	<p>Commissioner Crandall Comment: Next to last sentence is there guidelines for “medical necessary” is that a ramp or could it be a sunning porch?</p> <p>Staff Response: There are no changes proposed to this section of the Code. This is existing code, which to my knowledge, has not been subject to administrative interpretations. Ramps are commonly constructed, medically necessary structures. There may be other structures meeting this standard as well.</p> <p>Staff recommended draft language: No change.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
34	Planning Commissioner Larry Crandall Written Comment	SMC 21A.25.040 (B)(2)	Setbacks for fuel pump islands	<p>Commissioner Crandall Comment: Would Setbacks be taken into consideration to ensure space for street widening, etc.</p> <p>Staff Response: There are no proposed amendments to this code section. However, there are several reasons to place gas pump islands no closer than 25 feet to street front lines. One reason is to ensure that there is adequate stacking space for vehicles that may be entering the gas station. A second reason is to minimize placing an obstruction in close proximity with the travel way that could explode if hit by a vehicle.</p> <p>Staff recommended draft language: No change.</p>
35	Planning Commissioner Larry Crandall Written Comment	SMC 21A.30.030 Page 1/3		<p>Commissioner Crandall Comment: The information in 21A.30.030 is great as it sets a clear and a very environmental supportive tone.</p> <p>Staff Response: Comment noted.</p> <p>Staff recommended draft language: No change.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
36	Planning Commissioner Larry Crandall Written Comment	SMC 21A.30.030 Page 2/3, (4)		<p>Commissioner Crandall Comment: Is there only 50% & 100% credits or can there be a 60% credit?</p> <p>Staff Response: It is either a 50 percent credit or a complete, 100% credit toward the on-site recreation requirements. Graduated scale credit is proposed for LID incentives since there is a point system created for the LID techniques.</p> <p>Staff recommended draft language: No change.</p>
37	Planning Commissioner Shanna Collins Oral Comment Oct 20, 2016	SMC 21A.35	Water efficient landscaping	<p>Commissioner Collins Comment: Encouraging the use of drought tolerant landscaping is great. However, amendments to the landscape code should also be considered that focus on minimizing irrigation water usage.</p> <p>Staff Response: Comment noted. This would be an amendment that would involve substantial public dialog and would fall outside of the requirements of the City's NPDES Permit.</p> <p>Staff recommended draft language: No changes are proposed.</p>
38	Technical Stakeholder	SMC 21A.35.030 (6)(d)(ii)	Reforestation shall consist of....	<p>Technical Stakeholder Committee Member Comment:</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
	Committee Member Sep 7, 2016			<p>Reforestation – consider fixing this, should be an additional tree per 1,000sf above 4,000sf, not 3 trees per 1,000sf.</p> <p>Staff Response: This may have been a reason that reforestation was not being pursued under prior applications filed under SMC 21A.85.</p> <p>Staff recommended draft language: Staff amended this section to read: (ii) For lots greater than 4,000 square feet in area, a minimum of three two trees plus one additional tree planted per 1,000 square feet over 4,000 square feet;</p>
39	Technical Stakeholder Committee Member Sep 7, 2016	SMC 21A.35.030 (6)(d)(iii)	Reforestation shall consist of....	<p>Technical Stakeholder Committee Member Comment: Point to tree retention for planting list?</p> <p>Staff Response: The City's tree retention code (SMC 21A.37) does not reference a planting list but says that they should be native to Washington.</p> <p>Staff recommended draft language: No change.</p>
40	Planning Commissioner Shanna Collins Oral Comment	SMC 21A.35.060 (6)	Parking lot landscaping requirements	<p>Commissioner Collins Comment: Why don't we require all parking lots to use LID landscaping? We should consider removing the parking lot design requirements in SMC</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
	Oct 20, 2016			<p>21A.35.060 (6)(a) through SMC 21A.35.060 (6)(e).</p> <p>Staff Response: It is not necessary to repeal SMC 21A.35.060 (6)(a) through SMC 21A.35.060 (6)(e) to require the use of bioretention within internal parking lot landscaping. Applicants will pursue the use of bioretention within parking lot landscaping, when it is technically feasible, because the use of the bioretention facilities will minimize the size of other conventional facilities that may be necessary for the development.</p> <p>Staff recommended draft language: No changes are proposed.</p>
41	Planning Commission Chair Frank Blau Oral Comment Oct 20, 2016	SMC 21A.85	Incentives versus requirements	<p>Commissioner Blau Comment: It will be interesting to see which techniques are pursued and if the incentives will work. We should monitor this chapter over the next year and, if necessary, make the techniques requirements for new projects. We should revisit the incentives if we continue to see a lot of mass grading.</p> <p>Staff Response: One year is not likely long enough to see if the amendments to the ordinance will result in its more widespread use since projects will vest starting Jan 1, 2017. We will track its use and report to the City Council during the annual</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>Stormwater Program update to City Council which may include direction to work with Planning Commission on code updates.</p> <p>Staff recommended draft language: No changes are proposed.</p>
42	Planning Commissioner Eric Brooks Oral Comment Oct 20, 2016	SMC 21A.85	Low impact development chapter	<p>Commissioner Brooks Comment: How does SMC 21A.85 apply to a small project? The large project that is shown in the presentation may not represent the size of the projects that we will see.</p> <p>Staff Response: SMC 21A.85 applies equally to large and small projects. The proposed graduated or scalable LID techniques should result in the more widespread usage of the chapter.</p> <p>Staff recommended draft language: No changes are proposed.</p>
43	Planning Commissioner Eric Brooks Oral Comment Oct 20, 2016	SMC 21A.85	Low impact development chapter	<p>Commissioner Brooks Comment: Did the stakeholders like the proposed amendments?</p> <p>Staff Response: Generally, yes. Staff revised this chapter consistent with our understanding of stakeholder feedback. The stakeholders included developers, engineers, environmental interests, and residents.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				Staff recommended draft language: No changes are proposed.
44	Technical Stakeholder Committee Member Aug 24, 2016	SMC 21A.85		Technical Stakeholder Committee Member Comment: Which LID techniques in 21A.85 are commonly used in the City? Staff Response: Although Chapter 21A.85 SMC is infrequently used, when it is, the most commonly used techniques include Impervious surface coverage reduction, joint-use driveways, open space, and reforestation. The 2016 King County Surface Water Design Manual now requires LID, reduced impervious surface, etc. Most techniques in 21A.85 will be required at some level. Staff recommended draft language: No change.
45	Technical Stakeholder Committee Member Aug 24, 2016	SMC 21A.85		Technical Stakeholder Committee Member Comment: Merging recreation and stormwater tracts and requiring smaller berms equals more space, larger ponds. Staff Response: Comment noted. While the size of the stormwater tracts may increase, the opportunity to achieve recreation credit for the

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>facilities is intended to ensure that the ponds are amenities to the development.</p> <p>Staff recommended draft language: No change.</p>
46	Technical Stakeholder Committee Member Aug 9, 2016	SMC 21A.85		<p>Technical Stakeholder Committee Member Comment: Rebate or credit program on stormwater fees or taxes for maintenance.</p> <p>Staff Response: If this is a direction that the City Council wishes to pursue, this would occur through an amendment to the stormwater utility program and would be addressed under SMC 13.25.050.</p> <p>Staff recommended draft language: No changes.</p>
47	Technical Stakeholder Committee Member Aug 9, 2016	SMC 21A.85		<p>Technical Stakeholder Committee Member Comment: Credits for tree retention?</p> <ul style="list-style-type: none"> ○ Trees have a life span - likely won't outlive the home. Contractors can damage and homeowners want to remove. Land is expensive. Until the credits are worth it, won't see people taking advantage. ○ What about a tree impact fee to allow the City to purchase wooded land.

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>Technical Stakeholder Committee Member Comment: What about incentives?</p> <ul style="list-style-type: none"> ○ Sammamish adopted 21A.85 to address this – not really used. ○ Hard to get the points to get the bonus. <p>Technical Stakeholder Committee Member Comment: Tree bank</p> <ul style="list-style-type: none"> ○ Makes sense to allow off-site replanting ○ Trees in pond area shouldn't count towards your tree retention area ○ Flexibility to replant or pay fee-in-lieu <p>Staff Response: The technique points associated with each of the LID approaches have been modified and are proposed to be accrued on a graduated scale.</p> <p>A tree impact fee is a policy directive that would fall outside the scope of this work. This would involve an amendment to SMC 21A.37.</p> <p>Staff recommended draft language: Staff amended the technique points that could be achieved with each of the LID approaches and included a graduated scale. This is intended to encourage the use of these practices.</p>
48	Technical Stakeholder	SMC 21A.85		<p>Technical Stakeholder Committee Member Comment:</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
	Committee Member Aug 9, 2016			<p>Increased density-hard to actually get an extra lot with a 20-lot subdivision. Can only get incentives when you hit a certain point. Nothing below, need a graduated scale. Reduction in annual fee if you maintain?</p> <p>Staff Response: Staff has proposed a graduated scale for the implementation of the techniques within Chapter 21A.85 SMC. This approach is intended to encourage the use of these site design techniques without being structured as an all or nothing proposition.</p> <p>Staff recommended draft language: No change.</p>
49	Planning Commissioner Larry Crandall Written Comment	SMC 21A.85.030	Definition of "technique points"	<p>Commissioner Crandall Comment: Is the phrase technique points defined anywhere?</p> <p>Staff Response: No. We will prepare a definition of technique points.</p> <p>Staff recommended draft language: The following definition for "technique points: is proposed:</p> <p><i>21A.15.1274.1: "Technique points" means numeric points that awarded for the inclusion of low impact development site design approaches</i></p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<i>according to the award schedule included in Chapter 21A.85 SMC – Low Impact Development.</i>
50	Technical Stakeholder Committee Member Sep 7, 2016	SMC 21A.85.030	Low impact development approaches	<p>Technical Stakeholder Committee Member Comment: Could we provide points for aesthetically designed ponds instead of vaults?</p> <p>Staff Response: The aesthetic treatment of stormwater ponds is addressed in the Sammamish Addendum to the KCSWDM. To provide points toward density, height, etc. for something that is required in the Sammamish Addendum would involve “double counting.”</p> <p>Staff recommended draft language: No change.</p>
51	Planning Commission Chair Frank Blau Oral Comment Oct 20, 2016	SMC 21A.85.030 and SMC 21A.85.040		<p>Commissioner Blau Comment: Skeptical of giving an incentive for something that is required. Thank you for removing the techniques from SMC 21A.85.030 which are now required under the 2016 KCSWDM.</p> <p>Staff Response: Comment noted.</p> <p>Staff recommended draft language: No change.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
52	Technical Stakeholder Committee Member Sep 7, 2016	SMC 21A.85.030 (1)	Low impact development approaches – Retention of existing forested condition	<p>Technical Stakeholder Committee Member Comment: Trees within pond tract don't count for tree retention or replanting within stormwater tract?</p> <p>Staff Response: This LID technique addressed retention of existing forested condition. If a stormwater pond were constructed such that existing trees could be retained around its perimeter, the retained trees would count toward points in this technique if not otherwise counted as part of tree retention consistent with SMC 21A.37. .</p> <p>Staff recommended draft language: No change.</p>
53	Planning Commissioner Larry Crandall Written Comment	SMC 21A.85.030 (2)(d)(iv)	Use of the term “understory”	<p>Commissioner Crandall Comment: The phrase ground cover is used, should that be changed to understory or added to the definitions?</p> <p>Staff Response: Good question. Groundcover is the appropriate term. Groundcover refers to a layer of vegetation below a shrub layer. Understory is a term related to forest cover. We hope that the groundcover and shrubs that are required in this section related to restoration become understory at some point.</p> <p>Staff recommended draft language:</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				No change.
54	Technical Stakeholder Committee Member Sep 7, 2016	SMC 21A.85.030 (6)		<p>Technical Stakeholder Committee Member Comment: Reforestation should occur after homes are built, before final occupancy, should require a bond</p> <p>Staff Response: Excellent point and comment noted. These are provisions that would be tied into the conditions of project approval and tied to a development permit.</p> <p>Staff recommended draft language: No change.</p>
55	Technical Stakeholder Committee Member Sep 7, 2016	SMC 21A.85.040	LID incentives	<p>Technical Stakeholder Committee Member Comment: What if you can't use the extra density? What do you get? Could you get a 10% credit for stormwater</p> <p>Staff Response: There are other incentives that an applicant may wish to pursue including public acknowledgement, additional height, etc. An applicant could also take the additional density and apply it in the Town Center in the form of a transfer of residential density under SMC 21A.80.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				Staff recommended draft language: No change.
56	Public Comment Mary Wictor	SMC 21A.85.040 (4)	Subject to compliance with Environmentally Critical Areas chapter, an applicant may increase the maximum building height by up to 15 feet with 20 technique points.	<p>Mary Wictor Comment: Credits/incentives... not height increase 4 stories... (35 ft max). Homes, not Towers.</p> <p>Staff Comment: The height incentive is existing code language that would allow heights in the R-1 and R-4 zones to be increased to 50 feet and 60 feet in the R-6 and R-8 zones.</p> <p>Staff recommended draft language: No changes.</p>
57	Technical Stakeholder Committee Member Sep 7, 2016	SMC 21A.85.040 (1) & (2)		<p>Technical Stakeholder Committee Member Comment: Negatively impact buffers - does this mean you can't do buffer averaging?</p> <p>Staff Response: This language was stricken because it is covered within the SMC 21A.50 Environmentally Critical Areas. Buffer averaging is permitted in that Chapter.</p> <p>Staff recommended draft language: No change.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
58	Technical Stakeholder Committee Member Aug 9, 2016	SMC 21A.85.040 (3)		<p>Technical Stakeholder Committee Member Comment: If we reduced impervious surfaces but provided incentives to allow more, or other credits if you reduce, would that be attractive?</p> <ul style="list-style-type: none"> ○ Reduce ROW so people can have a larger backyard. ○ Or reduce driveway length to 18'. ○ New standards are reducing width and including a planter strip – 28' of pavement. ○ What about sidewalks on only one side? ○ People want on-street parking. What about planters only on one side with streets that slope? ○ What about pavers for parking? Why does the City not want permeable pavement? <ul style="list-style-type: none"> ▪ The City is considering allowing a gallery under the ROW. ▪ Developers are also reluctant to do permeable pavement on driveways due to maintenance. <p>Staff Response: The proposed changes include incentives to go beyond the minimum LID requirements. Incentives include but are not limited to reducing impervious surfaces, minimizing foundation excavation and constructing shared driveways.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
				<p>The City Council is currently considering amendments to the Sammamish Public Works Standards which support the objectives of minimizing impervious surface coverage.</p> <p>Staff recommended draft language: No change.</p>
59	Planning Commissioner Larry Crandall Written Comment	SMC 21B.15.230		<p>Commissioner Crandall Comment: Now skipping ahead to 21B.15 Page 1/1 where 21B.15.230 in the first sentence uses the word mimic and in some past drafts the term emulates was used. These terms may get a developer to thinking for example, that the rain that fell in the 1880s ran one direction one year and another direction two years later. This might or would provide a loophole for the builder and the grader to use to fit their current needs.</p> <p>Staff Response: The definition of LID was copied verbatim from the King County Surface Water Design Manual. While your point about the use of mimic versus emulate seems reasonable, using the same definition that is included within the City's adopted surface water design manual is important so that inconsistencies are not exploited.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
60	Planning Commissioner Larry Crandall Written Comment	SMC 21B.15.310		<p>Commissioner Crandall Comment: The strike out of (the opportunity to) is one very important (something to cross out) as (and be absorbed) is very clear and consisted as to outcome! So great edit</p> <p>Staff Response: Comment noted.</p> <p>Staff recommended draft language: No change.</p>
61	Planning Commissioner Shanna Collins Oral Comment Oct 20, 2016	SMC 21B.35.220 (1)(a)		<p>Commissioner Collins Comment: The tree replacement provisions within the Town Center do not address parking lot landscaping. Should the mixture of 2 conifers to 1 deciduous tree be applied to parking lots?</p> <p>Staff Response: The language within SMC 21B.35.220 are for tree retention. Except in rare instances, internal parking lot landscaping is comprised of new trees, shrubs, and groundcover. Deciduous trees are often desired for parking lots to minimize parking lot heat island effects and to provide shade for automobiles.</p> <p>Staff recommended draft language: No changes are proposed.</p>

Proposed LID Code Updates

#	Commenter	Code Section	PC Recommended Draft Language	Comments
62	Planning Commission Chair Frank Blau Oral Comment Oct 20, 2016	SMC 21B.35.220 (1)(b)	Size and type of replacement trees	<p>Commissioner Blau Comment: Replacement tree sizes and type should be made to be consistent with the tree replacement ordinance that was adopted last year (SMC 21A.37).</p> <p>Staff Response: The language within SMC 21B.35.220 will be made to be consistent with the language in SMC 21A.37. This will involve changing the replacement tree in SMC 21B.35.220(1)(b) from 1 ½ caliper to 2 ½ caliper.</p> <p>SMC 21A.37 was well vetted with Staff, the public, the Planning Commission and the City Council in 2015. Staff does not propose any changes to this SMC section at this time. The Urban Forestry Plan will determine the tree canopy vision for the City and SMC 21A.37 will be revised in the future consistent with the Urban Forestry Plan.</p> <p>Staff recommended draft language: (b) Replacement coniferous trees shall be at least eight feet in height. Replacement deciduous trees shall be at least two-one and one-half inches in diameter (DBH); and...</p>